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POPULATION STUDY 3

DEPARTMENT OF COMMUNITY DEVELOPMENT — GAINESVILLE, FLORIDA

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POPULATION STUDY

Planning Division, Department of Community Development
Gainesville, Florida
January, 1968

Prepared by the City of Gainesville under Contract with the Florida Development Commission. The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

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ALACHUA COUNTY
FLORIDA

SUMMARY

This report is concerned with providing a population base for the Gainesville Comprehensive Plan. The material in the report will be utilized as a base for gauging future growth potential of the Gainesville Urban Area.

Population Characteristics

1. The population in the City of Gainesville has increased from 275 persons in 1853 to an estimated 62,500 persons as of January 1, 1968. The estimated population for the Gainesville Urban Area as of January 1, 1968 is 75,500.

2. The Gainesville Urban Area contained an estimated 80 percent of the Alachua County population in 1967. Approximately 60 percent of the Urban Area population growth since 1960 has been derived from in-migration and 40 percent through natural increase.

3. The median age in the Gainesville Urban Area is much lower than that for the State of Florida and the United States. The estimated median age in the Gainesville Area in January , 1967 was about 23.

4. In 1967, approximately 51.5 percent of the total population were males and 48.5 percent were females. When the University of Florida students are excluded, the females outnumber the males at a ratio of about 54 females to 46 males per 100 population.

5. It is estimated that the non-white population comprised 18.5 percent and the white population 81.5 percent of the total Urban Area population in 1967. The major source of growth since 1960 in the white population was in-migration, whereas the primary growth source for the non-white population was natural increase.

6. The estimated average household size in the Gainesville Urban Area was 3.20 in January of 1967. The estimated average household size for single family households was 3.52 ; 2.52 for apartment households ; and 2.42 for mobile homes.

7. In January 1967, there were an estimated 9,500 persons in group quarters in the Gainesville Urban Area. Most of these persons live on the University of Florida Campus or at Sunland Training Center.

8. The median years of school completed for males and females, age 25 years and over, is approximately 13 and 12.5 respectively. This does not include University of Florida students who have completed high school but are under

age 25. It is estimated that 4 out of 5 Gainesville Area residents age 18 and over have completed high school and 1 out of 6 has completed at least 4 years of college.

9. The enrollment in the Gainesville Area public and parochial schools was 17,052 in the fall of 1967. The Gainesville Area schools increased an average 732 students per year from 1959 to 1967. The largest numerical enrollment increase was in the grades 1-6 with the high school enrollment increasing by 70 percent, junior high school by 60 percent, and grades 1-6 by about 40 percent over their respective 1959 totals.

10. The enrollment at the University of Florida was 19,004 in the fall of 1967. The University enrollment has increased an average of 744 students per year since 1958. In 1953 a majority of University of Florida students were classified in the lower level category, but in the fall of 1967 the upper level and graduate students comprised a majority.

11. Santa Fe Junior College had an enrollment of 1,781 college credit students and 1,358 non-credit students in October 1967. This was an increase of 620 credit students and a decrease of 442 non-credit students since January 1967.

12. The median family income in the Gainesville Urban Area was $5,302 in 1960. In 1967 the estimated median family income after the deduction of Federal Income Tax was $7,000. This is an estimated increase of $1,698 or 32 percent from 1960 to 1967.

13. The estimated work force in Alachua County was 37,550 in 1966. The largest single group in the employed male labor force were classified as professional, technical, and kindred workers. The largest single group in the female labor force were classified as clerical and kindred workers. In the Gainesville Area, government workers comprise the largest segment of the work force.

14. In 1960, approximately 53 percent of the population age 14 and over were married and 38 percent were single. Women comprise about 85 percent of the widowed population and 70 percent of the divorced population.

15. The largest single concentration of daytime population is the University of Florida Campus. The residential population distribution is spread throughout the urban area. The primary growth of residential population since 1960 extended to the west, northwest, northeast and near south sides in the urban area.

Housing Characteristics

1. The total housing supply in the Gainesville Urban Area as of October 31, 1967 consisted of 14,894 single family dwelling units ; 6,085 apartment dwelling units, and 861 mobile home dwelling units. The University of Florida housing

stock consisted of approximately 9,000 spaces in the fall of 1967.

2. In 1967 an estimated 60 percent of all occupied dwelling units were owner occupied and 40 percent were renter occupied. Approximately 18 percent of all occupied dwellings were non-white and 82 percent were white.

3. The vacancy ratio for Gainesville Area dwellings varies with the time of year. The average yearly estimated vacancy ratio for all dwellings in the Gainesville Area was 7 percent in 1967.

Future Population Growth

1. The population in the Gainesville Urban Area is projected to reach 81,280 by April 1970, 100,780 by April 1975, and 120,340 by April 1980.

2. The ratio of males and females is expected to change with the female segment increasing as a percent of the total population. The projected male-female ratio is expected to be near 50-50 by 1980.

3. The non-white population is expected to continue to decrease as a percent of the total Urban Area population. The projected white to non-white population ratio is 85-15 for 1980.

4. The annual trend in the increase of new households is expected to continue. Apartment, mobile home, and single family households will increase to a projected total of 31,500 by 1980.

5. The average household size is projected to decrease to about 3.1 persons by 1980.

6. The number of persons in group quarter population will continue to increase annually to a projected 19,000 by 1980.

7. It is estimated that the public and parochial school enrollment in the Urban Area could reach 25,000 by October 1980.

8. It is expected that the 25,000 student enrollment ceiling at the University of Florida will be surpassed and the projected enrollment for fall 1980 is 31,000.

INTRODUCTION

Among the most significant features of American society is its rapid rate of change. While change is often most visible in material things, populations also undergo radical change in their total numbers, characteristics, and distributions. Because of these changes and their implications, local citizens and government officials must be aware of past, present, and potential conditions and changes in population characteristics if meaningful action is to become part of urban development.

Population studies are one of the basic elements of the Comprehensive Planning Process. There are a great number of facets in the study and analysis of an area's population. Those most common to the planning process include : (1) estimating current population ; (2) analysis of the growth, composition, and distribution of population ; and (3) population forecasts.

Sound population analysis is predicated on accurate and systematically recorded population data for the area under study. These data can be obtained from three commonly recognized sources. The first is complete periodic census enumeration and the second is a system of continuous registration of various information concerning the population. The first approach is probably most commonly employed to provide basic source information, while the second is utilized between census enumeration years to provide an up-to-date record of general population statistics such as registered births and deaths, and school enrollments. To supplement these, a third major means of obtaining population data is by estimation. Some of the common means of estimation include sampling procedures, statistical or mathematical projection procedures, or the use of data collected for purposes other than population analysis.

A great deal of the data presented in this report are summarizations of census information compiled by the United States Bureau of Census. The decennial census provides comprehensive data on the population for a given instant in time, thus providing bench marks against which to measure changes. These census data enable us to describe the population in important ways. The population of the United States is among the most mobile in the world. The population of the Gainesville Area, like that in most of the United States, is also very mobile. The migration of individuals and families into and out of the area have produced striking changes in the distribution as well as the characteristics of the population. Birth and death rates have also produced changes in the area's population. The many characteristics enumerated in the 1960 census, such as: age-sex composition ; ethnic character ; educational background ; income, household size, and others, have provided a reliable base from which subsequent population estimates and forecasts have been made.

Census data is supplemented with information from the records of the City of Gainesville, Department of Community Development, Florida State Health Department, Florida Development Commission, Board of Regents of the State University System of Florida, University of Florida Fact Book, Alachua County Health Department, Alachua County Board of Public Instruction, University of Florida Housing Office, Bureau of Economic and Business Research in the College of Business Administration, University of Florida and the Alachua County Zoning and Planning Office.

Supplementing the population data contained in the 1950 and 1960 Censuses are estimates of the City of Gainesville and Gainesville Urban Area population characteristics for 1967. These estimates, prepared by the Planning Division, Department of Community Development, City of Gainesville, are based on the Census Bureau Method II and a population survey conducted in April, 1967 by the Planning Division. They illustrate the amount and direction of population growth that has taken place in the urban area since the 1960 census.

There is an inherent principle in urban planning which recognizes the importance of studying and thoroughly understanding, not only the entity for which planning jurisdiction has been given, but the area surrounding that entity. It was previously pointed out that a great deal of new growth has been occurring in the urban area beyond the Gainesville Corporate Limits since about 1950. Portions of this area have been annexed to the City at various points in time and even though the present portion of the urban area beyond the corporate limits is not part of the City in an official sense, it certainly is tied to the City from a social and economic standpoint. For these reasons a great deal of the contents in this report will be presented on the urban area basis.

The categorical breakdown of the various population characteristics in this report are based, in part, on the recommendations contained in the September 1966 report entitled " Survey and Analysis Relating to a Research Program for a Gainesville Economic Base Study " prepared by Hamilton, Thomas and Associates, Inc. of Miami, Florida.

Purpose of the Study :

Population studies are utilized as one of the primary means of gauging the growth potential of an urban area. The purpose of this study is to provide a source of reference material which will serve as a base for gauging the future growth potential of the Gainesville Urban Area.

To be entirely useful in planning analysis this growth potential must be expressed in terms of the population it can be expected to sustain, that is : the size of population ; its composition and characteristics ; and its spatial distribution.

Population size offers an indication of the overall dimensions of the

physical environment and provides a basic measuring device for the estimation of space needs for various types of land use. When the dimension of time is introduced and future trends in population are estimated, these trends become the basis for measuring future growth and space needs. Research into population composition aids in determining qualitative population considerations such as age groups, household sizes, and income distribution within the population. Knowledge of population composition enables us to better estimate future residential space requirements for various dwelling types according to family size, income and individual space needs. This knowledge also provides valuable assistance in determining the amount and type of recreation areas, schools, and other community facilities which will be required to serve the various age groups. Finally, knowledge of population distribution provides an indication of how these various land uses and facilities should be located in the Gainesville Urban Area.

Definitions:

Note should be taken of the following terms of reference used in the tabulation of data contained in this report.

Gainesville Urban Area is the area within the Gainesville Corporate Limits and surrounding urbanizing area. In 1967 this is generally regarded as that area bounded by Newnan's Lake on the east ; Payne's Prairie on the south ; Parker Road (County Road SW 23) on the west ; and an east-west line placed approximately one mile north of the intersection of 6th and 13th Streets on the north.

Census County Divisions are areas into which counties have been subdivided for statistical purposes. These are not to be confused with a more common geographical area used for statistical purposes and known as Census Tracts. Census Tracts were not established for Gainesville and Alachua County in the 1960 census because the City lacked the necessary 50,000 inhabitants required to be eligible for tracting. Therefore the Census County Divisions were utilized in the 1960 census for Gainesville-Alachua County. These divisions were used instead of election precincts or other minor civil divisions which were used in previous censuses. These substitutions were made because boundaries of the minor civil divisions observed in previous censuses changed frequently or were indefinite, making a comparison of data from one census to another difficult and statistics for the areas were of limited value.

There were seven (7) Census County Divisions in Alachua County for the 1960 Census. The principle criterion in defining census county divisions is to recognize units that are communities or groups of communities. This differs from the basic principle followed in defining census tracts which is the division of the area into units of similar economic and social character. For tracts, the areas are homogeneous insofar as that objective is attainable ; for census county divisions, the areas are communities, each one normally with a town as its focus.

Very little latitude of judgment is exercised with regard to population

size of county divisions. Rules specify that all incorporated places of 10,000 inhabitants or more normally are separate census county divisions. In the rural parts of non-metropolitan counties, the ideal size is believed to be about 3,500 inhabitants, based on the knowledge that this number will support a medium-sized shopping center with convenience goods.

Enumeration Districts are small areas used by the Census Bureau as administrative units for the field collection of data. Each ED contains on the average less than 1,000 inhabitants. ED's are of special importance to this study in that all of the 1960 census data has been compiled by grouping the ED's which most closely conform to the Gainesville Area Planning Units. Compilation of data by ED's was very essential because the present area within the Gainesville Corporate Limits is much greater than the area contained within the corporate limits in 1960. The use of ED's enabled the staff to tabulate data for the areas annexed to the City since 1960 and for the urban-rural fringe of the urban area.

Planning Units are segments of the urban area which have been delineated according to social, physical, economic and visual factors for study and analysis purposes. Some of the specific factors used in delineating planning units are major thoroughfare patterns, physical and man-made features which limit communication, location of existing elementary schools, existing and potential population densities and growth, homogeneity of population, the identification of the population with specific areas, dwelling types, location of shopping centers serving various areas, and proposed census tract boundaries for the 1970 census. In this study the population characteristics have been compiled, wherever possible, on the basis of planning units or groups of planning units.

A Household includes all of the persons who occupy a house, an apartment or other group of rooms, or a single room which constitutes a housing unit. A group of rooms or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the actual or intended occupants do not live and eat with any other persons in the structure, and when there is either ; (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants. The average population per household is obtained by dividing the population in households by the number of households.

Dwelling Unit is a single family residence, an apartment residence unit, or mobile home residence unit used for human habitation. This does not include hotels; motels, sorority and fraternity houses, and University residence halls.

Group Quarters are places of residence for those persons not regarded as living in households. Group quarters are living arrangements for institutional inmates, or for groups containing five or more persons unrelated to the person in charge whose quarters are not divided into housing units. In this report group quarters refer to University residence halls, fraternity and sorority houses, lodging and boarding houses,

convalescent homes, and institutions such as Sunland Training Center.

Median, a type of average, is the value which divides the distribution into two equal parts -- one-half of the cases or numbers falling below this value and one-half exceeding this value.

Actual Average is the value which is derived by multiplying all of the cases or numbers in each category by their specific value, totaling all of these accumulative values, and dividing by the total enumerated population for the specific characteristics under consideration.

Factors Causing Population Change

Three principle factors affect the change in the total number of inhabitants for a given area. These factors are natural increase, net migration, and annexation.

Natural increase is the increase in population created by the difference in the number of births over the number of deaths. In unusual circumstances a natural decrease could occur, (excess deaths over births) but this situation has never arisen in the Gainesville Area.

Natural increase has been a changing phenomenon in the Gainesville Area over the past few years. One significant recent trend has been a gradual yearly decrease in the birth rate whereas the death rate has remained fairly constant. In the urban area the total number of births and deaths per year have increased slightly at a rate below the rate of increase in the area's population. The total number of births in the City of Gainesville have decreased while the total number of deaths have increased slightly.

Table 1 illustrates the birth and death rates for the Gainesville Urban Area, State of Florida and the United States for 1960 and 1965.

As shown in Table 1 there has been very noticable decline in the birth rate for the United States and Florida but the Gainesville Area has not experienced as great an average decline as for the United States and Florida. The birth rate for the City of Gainesville has declined much more than for the Urban Area. This situation exists because many of the child bearing families have moved to the portion of the Urban Area outside the City Limits. The increase in the Florida death rate is not surprising due to the increasing number of retired persons who have migrated into the State over the past few years.

Net migration is determined by the difference between those persons moving into an area over those persons moving out of the area. Various factors affect the migration of persons. In the Gainesville Area migration is influenced primarily by employment opportunities, educational and health facilities, and climatic conditions.

TABLE 1

Live Births and Deaths Per 1,000 Population
Gainesville Urban Area, Florida and United States
1960 and 1965

	1960	1965	Net Average Change
Gainesville Urban Area *			
Birth Rate	26.0	24.0	-2
Death Rate	7.2	7.0	-.2
Natural Increase Per 1,000 Population	18.8	17.3	-1.0
State of Florida			
Birth Rate	23.1	18.4	-4.7
Death Rate	9.6	10.2	+.6
Natural Increase Per 1,000 Population	13.5	8.2	-5.3
United States			
Birth Rate	23.7	19.4	-4.3
Death Rate	9.5	9.4	-.1
Natural Increase Per 1,000 Population	14.2	10.0	-4.2

* Rates based on population estimate of Planning Division

Source: Official Publications of the United States Bureau of the Census and Planning Division Estimates.

Annexation is the third principle factor by which an area may increase its population. (See Illustration 2) Population is likewise decreased in the area from which the annexed area was taken.

It is through this process of expanding its municipal boundaries that the City of Gainesville has acquired its present size and a great deal of its population. Along with this expansion of the corporate limits, it might be added, comes the extension of all City services to the inhabitants of the annexed areas.

Population Estimates

One of the primary sources of population data is the decennial census conducted by the United States Bureau of the Census. When population data is desired for a point in time between census enumeration dates, estimates can be made using the last census data as a base. The Planning Division has completed estimates of the City and Urban Area population for January 1, 1966, 1967 and 1968, using Census Bureau Method II. (See Appendix C) Because the City area was greatly expanded in January 1962 it was necessary to establish a 1960 population base which would conform to the current City boundaries.

In January 1964, the Gainesville City Attorney requested Dr. John N. Webb * to determine the 1960 population utilizing the present City Limits as a base. Dr. Webb calculated the total population through the use of photostatic copies of the Official Enumeration District Maps and the Bureau of the Census tabulations of population by Enumeration Districts (ED's) . He found that the area enclosed by the present corporate boundaries contained forty-one ED's and nine additional ED's were partially within and partially outside the present corporate limits. Utilizing aerial photographs in locating dwelling units, Dr. Webb determined that approximately 52.5 percent of the population within the nine ED's would have been located within the present City boundaries.

By tabulating population contained in the partial ED's and in those entirely contained within the City, it was established that the population in the area of the present City of Gainesville was 46,146 in 1960. The same procedure was utilized by the Planning Division to determine the population of the Gainesville Urban Area which was estimated at 53,111 in 1960.

Once the 1960 bases of population were established for the present City area and Urban Area, the estimates for January 1, 1966, 1967 and 1968 were derived. These estimates are shown in Table 2.

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* Dr. John N. Webb was Head of the Division of Population Statistics at the University of Florida at the time he calculated the 1960 population total.

TABLE 2

Estimated Total Population
City of Gainesville and Gainesville Urban Area

Month	Year	City of Gainesville	Gainesville Urban Area
January 1,	1966	57,000	67,500
January 1,	1967	60,000	72,000
January 1,	1968	62,500	75,500

Note: These estimates have been rounded to the nearest 500 and include the resident students attending the University of Florida.

Source: Estimated by Planning Division Staff.

With the exception of the population totals used in Table 3 and Illustration 2, the 1960 population for the City of Gainesville, for the purposes of this study, is the 46,146 as estimated by Dr. Webb. (See page 10) This population figure reflects the annexation of a large amount of new area to the City and is more useful for comparison purposes than the 1960 population total compiled before the annexation occurred.

POPULATION - PAST AND PRESENT

Population Growth

The area which is now known as Gainesville first began to grow as a non-Indian settlement in about 1830. The area was settled and the town of Gainesville, named after General Edmund P. Gaines, was established in 1853.

Since its beginning Gainesville has experienced a varied rate of population growth. Table 3 illustrates the population for Gainesville at stated intervals along with the rate and percent of growth.

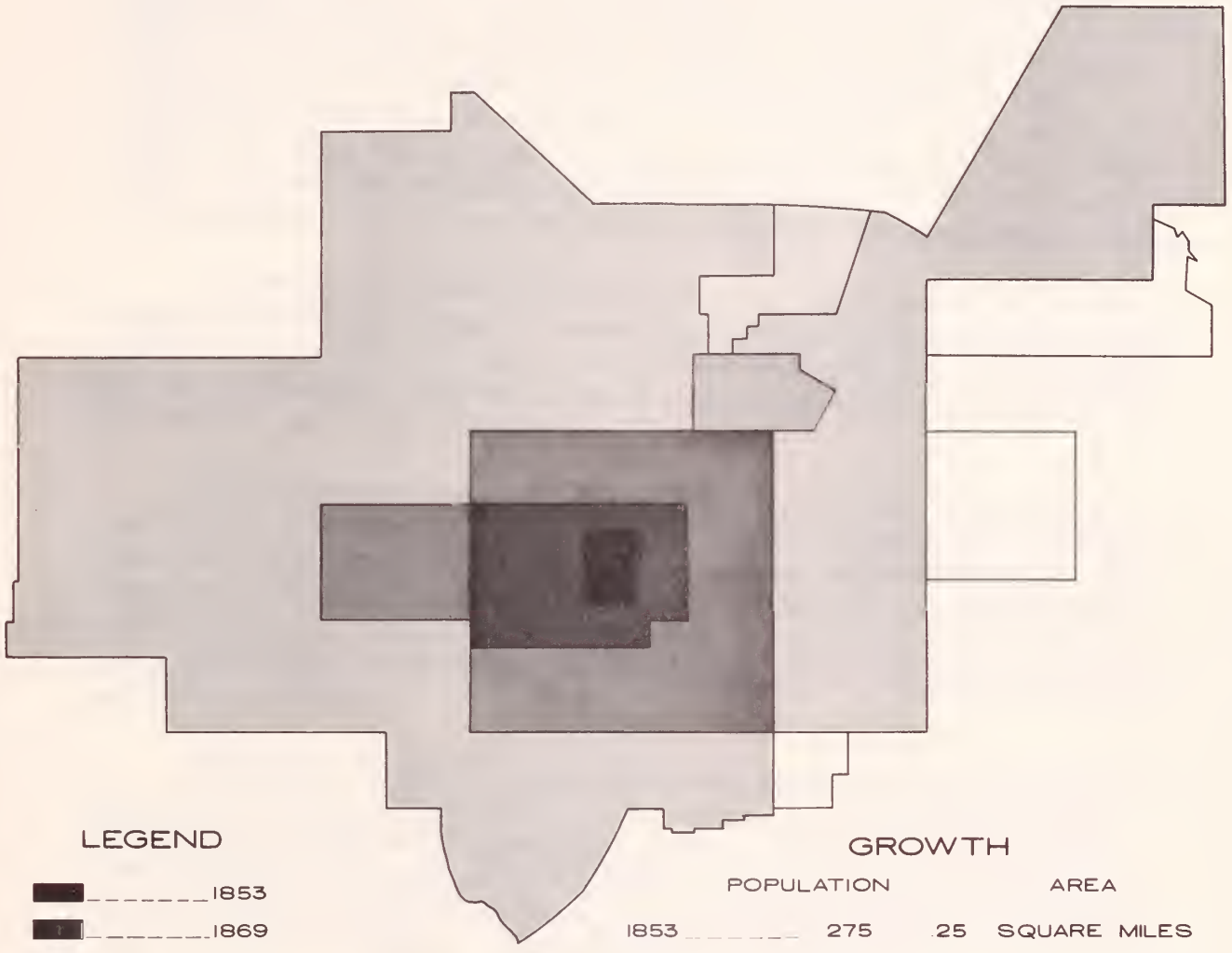
TABLE 3

Population of Gainesville, Florida
1853 - 1968

Year	Number of Persons	Increase	Percent Change
1853	275	-	-
1900	3,644	3,369	1,225
1910	6,183	2,539	70
1920	6,860	677	11
1930	10,465	3,605	53
1940	13,757	3,292	31
1950	26,861	13,104	95
1960	29,701	2,840	11
January 1, 1967 estimates	60,000	30,299	119
January 1, 1968 estimates	62,500	2,500	4

Note: The 1853 population was obtained from City of Gainesville records ; the 1900-1960 figures were obtained from United States Censuses of Population ; and the January 1, 1967 and 1968 estimates were made by the Planning Division, Department of Community Development.

Source : Official Publications of the United States Bureau of the Census and Planning Division estimates.



LEGEND

- 1853
- 1869
- 1907
- 1958
- 1960
- 1962
- 1967

SCALE: 1 INCH = 1 MILE

N

GROWTH

	POPULATION	AREA	
1853	275	.25	SQUARE MILES
1900	3,644	1.75	SQUARE MILES
1910	6,183	5.0	SQUARE MILES
1920	6,860	5.0	SQUARE MILES
1930	10,465	5.0	SQUARE MILES
1940	13,757	5.0	SQUARE MILES
1950	26,861	5.0	SQUARE MILES
1960	29,701	6.5	SQUARE MILES
1967	60,000	25.98	SQUARE MILES

CORPORATE AND POPULATION GROWTH

GAINESVILLE, FLORIDA

DEPARTMENT OF COMMUNITY DEVELOPMENT 1967

Certain features of the 1950 and 1960 population totals need to be clarified in order that the population increase for that decade is clearly explained. In the 1950 Census, the U.S. Bureau of the Census first began its current practice of enumerating resident University students as part of the total population of the City of Gainesville. At that time the enrollment at the University of Florida was 10,077 persons. In 1950 it was estimated that 86 percent of the students resided in Gainesville *, or that 8,666 students were residents of the City. Therefore the permanent population, excluding resident University students, was approximately 18,195.

In 1960 the enrollment at the University was 13,100 persons. If, on the basis of a straight line projection between the 86 percent resident students in 1950 and 92 percent in 1967 ** it can be assumed that 89.5 percent or 11,725 students resided in Gainesville, then the permanent population, excluding resident University students, was 17,976 in 1960.

By separating the enrollment at the University of Florida from the permanent population for the 1950-1960 decade the increase in Gainesville's total population of 11 percent is primarily an increase in resident University students. The permanent population inside the Gainesville Corporate Limits actually decreased by 219 persons, or 1 percent, from 1950 to 1960. As will be pointed out later, the new growth in the Gainesville area for this decade was occurring beyond the City's corporate boundaries.

On January 1, 1962, 17 square miles were annexed to the City of Gainesville. This nearly quadrupled the size of the City area and increased the City's population by approximately 19,000 persons. This expansion of City boundaries, continued growth of the University of Florida, and continued growth in the newly annexed areas are responsible for the estimated 100 percent increase in total population from 1960 to January 1, 1967 for the City of Gainesville.

A list of population totals for an area at regular intervals, such as those provided in Table 3, is useful but has limited utility. A greater perspective can be gained from a comparison of the growth of two or more areas. In Table 4, which follows, the rates and percentages of growth are provided for the City of Gainesville, Gainesville Urban Area, Alachua County, and the State of Florida from 1940 to January 1, 1967. Through this comparison it is possible to rate this growth of one area against the others.

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* Community of Gainesville Economic Survey, 1950 : Bureau of Economic and Business Research, University of Florida.

** The 92 percent for 1967 is based on an actual count of students from the University of Florida Student Directory.

The 1940 Census excluded resident University students from the Gainesville population totals. Because they were enumerated from 1950 to the present, the 1940 figure has been adjusted to reflect resident University students.

TABLE 4

Population Growth and Percent of Growth
City of Gainesville, Gainesville Urban Area
Alachua County and State of Florida
1940-1967

Year		*Gainesville	**Gainesville Urban Area	***Alachua County	*** Florida
1967	Population	60,000	72,000	93,000	5,941,000
	Increase	13,854	18,889	18,962	989,440
	% Change	30.0	35.6	25.6	20.0
1960	Population	46,146	53,111	74,074	4,951,560
	Increase	19,285	16,751	17,048	2,180,255
	% Change	71.8	46.1	29.9	78.7
1950	Population	26,861	36,360	57,026	2,771,305
	Increase	10,476	15,729	18,419	873,891
	% Change	63.9	76.2	47.7	46.1
1940	Population	16,385	20,631	38,607	1,897,414
	Increase	3,979	4,589	4,242	429,203
	% Change	32.1	28.6	12.3	29.2
Average Increase per Enumeration Period		49.3%	46.3%	28.7%	43.5%

Sources: Official Publications of the United States Bureau of the Census

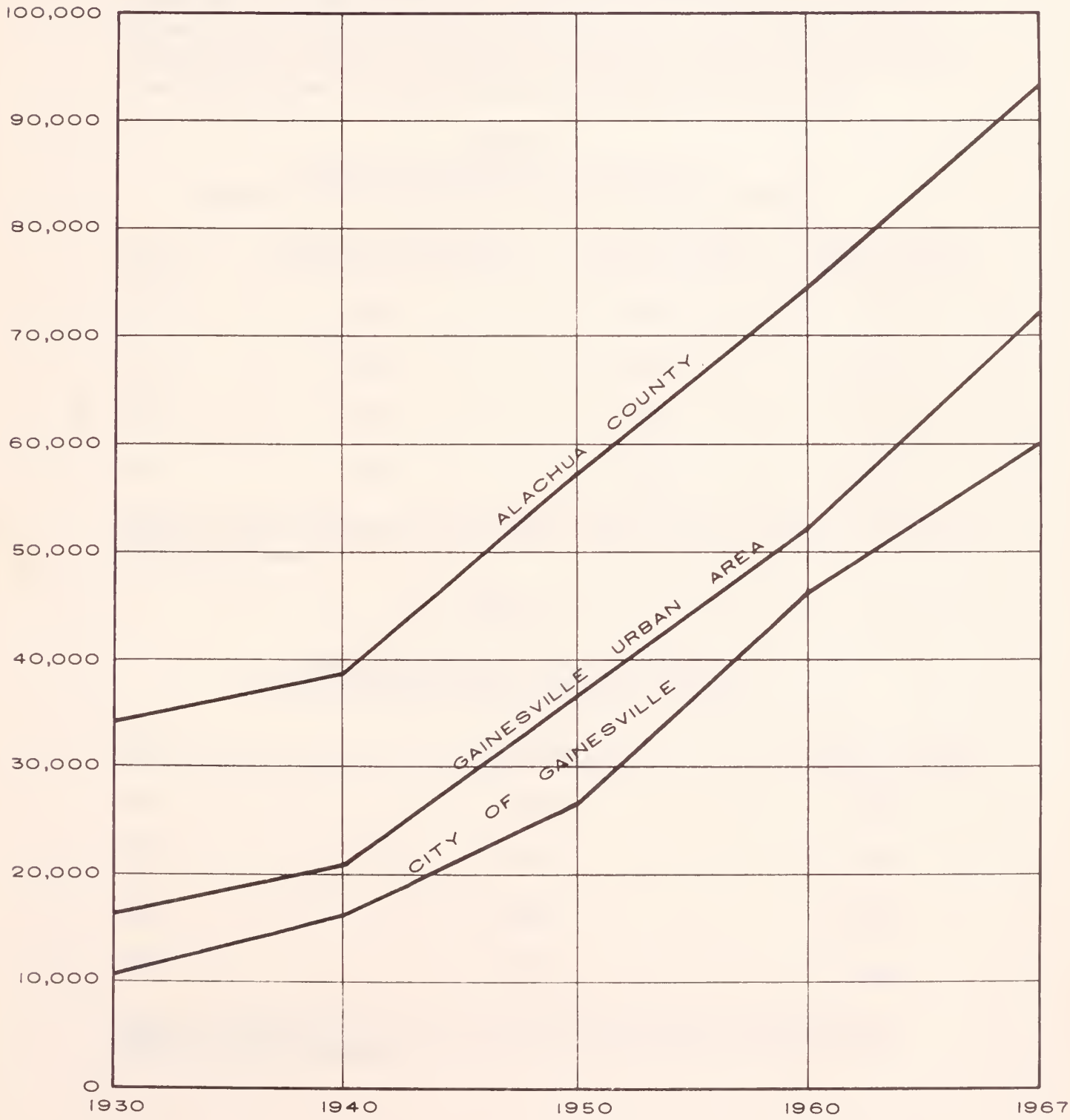
* 1967 total from estimate by Planning Division
1960 total from estimate by Dr. John N. Webb using the City Corporate Limits area for 1962

** 1967 total from estimate by Planning Division
1960 total from estimate by Planning Division

***1967 total for Alachua County is an estimate by Planning Division
1967 total for State of Florida is an estimate for July 1, 1966 by Florida Development Commission.

CHART 1

COMPARISON OF COUNTY, URBAN AREA, AND CITY POPULATION GROWTH 1930-1967



The Gainesville Urban Area has increased in population at a much greater rate than the remainder of Alachua County in the past four decades and has become the dominant center of population concentration. Approximately thirty years ago the Urban Area contained 50 percent of the total County population. In 1967 it is estimated that the Gainesville Urban Area contains approximately 80 percent of the County population and 1.2 percent of the population within the State of Florida. Tables 5 and 6 illustrate the population of Gainesville and the Gainesville Urban Area as percentages of Alachua County and Florida from 1940 to 1967.

TABLE 5

Gainesville Population as a Percent of
Gainesville Urban Area, Alachua County and State of Florida

Year	Gainesville Urban Area	Alachua County	State of Florida
1967	83.3	64.5	1.004
1960	86.9	62.3	00.931
1950	73.9	47.1	00.969
1940	79.4	42.4	00.863

Source: Official Publications of the United States Bureau of the Census and Planning Division Estimates

TABLE 6

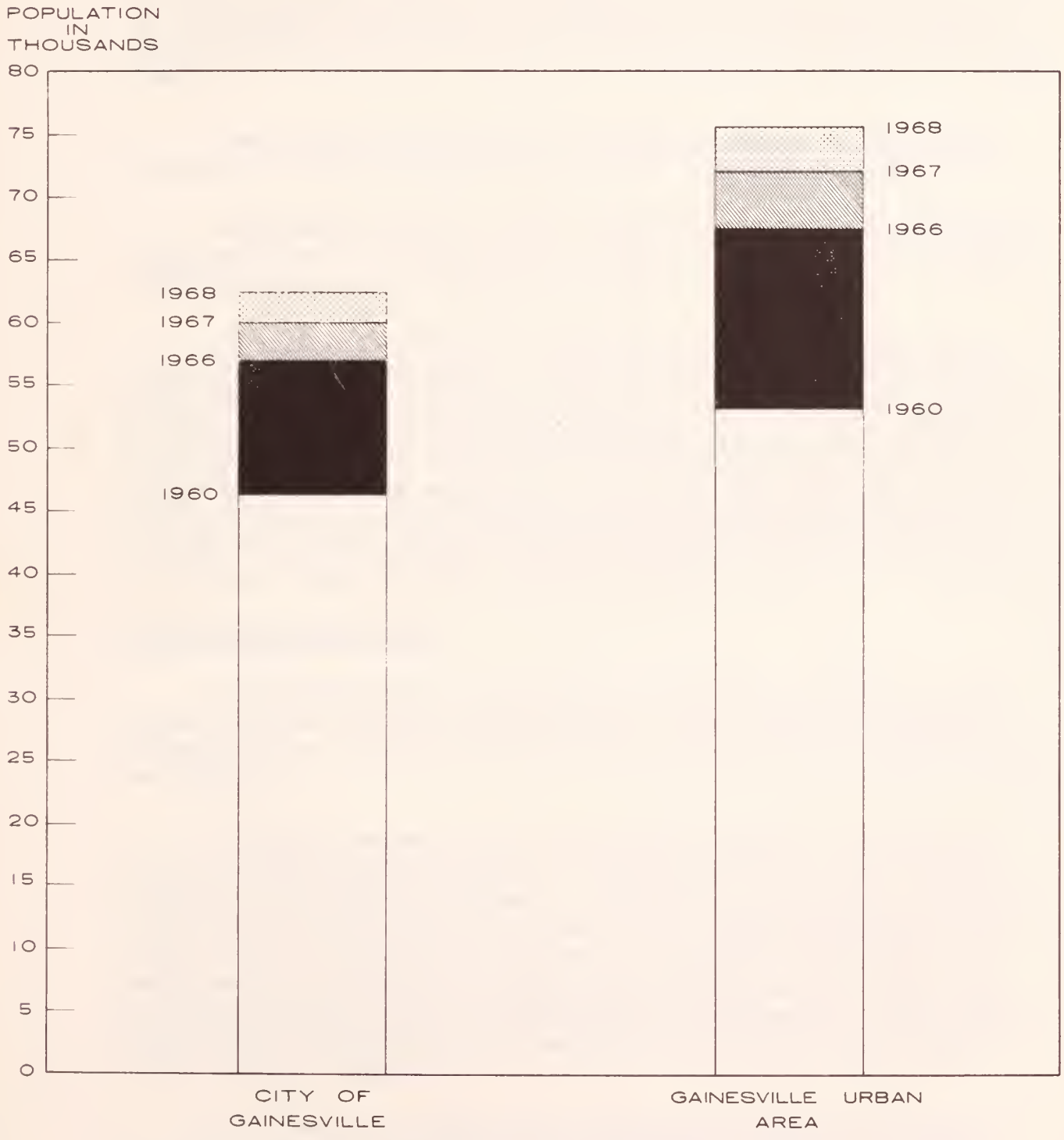
Gainesville Urban Area Population as a
Percent of Alachua County and State of Florida

Year	Alachua County	State of Florida
1967	77.4	1.200
1960	71.7	1.072
1950	63.8	1.312
1940	53.4	1.087

Source : Official Publications of the United States Bureau of the Census and Planning Division Estimates.

CHART 2

CITY OF GAINESVILLE & GAINESVILLE URBAN AREA
ESTIMATED POPULATION GROWTH SINCE 1960



Since 1960, there has been a marked increase in new residential development in the urban-rural fringe portion of the Gainesville Urban Area. The population within the City of Gainesville increased by 13,854 persons or 30.0 percent from April 1, 1960 to January , 1967. The total population in the Gainesville Urban Area increased by 18,889 persons or 35.6 percent for the same period. Therefore, the urban-rural fringe portion increased by 5,035 persons or 72.3 percent from 1960-1966.

These total increases represent average yearly increases of 2,050 persons for the City, 2,800 for the Urban Area, and 750 for the urban-rural fringe.

Approximately 800 of the 2,050 average yearly increase in the City's population were University of Florida students. This leaves an average yearly increase of 1,250 for the City when the students are excluded.

On January 1, 1967 the City population comprised approximately 83 percent of the Urban Area population. In 1960 the City population comprised approximately 87 percent of the Urban Area population. The urban-rural fringe population has increased in the past seven years to bring about a change in the City-Urban Area total population relationship. The urban-rural fringe population increased 72.3 percent for the 1960-1966 as compared to a rate of increase of 30.0 percent for the City. Although the percent increase for the urban-rural fringe was greater than the City, the population increase in absolute numbers was greater for the City than the urban-rural fringe (13,854 as compared to 5,035).

Sources of Population Growth

The 18,889 increase in the Gainesville Urban Area population from 1960 through 1966 came from three principal sources - natural increase, in-migration of University of Florida students and families, and in-migration of non-student families and individuals.

The natural increase in the area's population from April 1, 1960 through 1966 was approximately 7,600 persons. The student enrollment at the University increased by approximately 5,500 persons. This leaves a total of about 5,800 additional persons who moved into the area since 1960 . A rough estimate based on the student increase and the percent of students who are married would indicate that possibly as many as 2,000 of the 5,800 persons are student related. This increases the student and student related in-migration total to approximately 7,500 for 1960-1966 plus the total population growth attributed to new births in married student families residing in Gainesville.

It is estimated that approximately 4,000 persons moved into the Gainesville Urban Area since 1960 who were neither University students nor student related persons.

The major source of population growth in the area since 1960 is in-migration. This source of growth accounted for about 60 percent of the total with natural increase accounting for the remaining 40 percent. In addition it is estimated that approximately 40 to 50 percent of the increased population were students and student related families.

CHARACTERISTICS OF THE POPULATION

In order to successfully devise a comprehensive plan for the orderly physical, social, economic, and educational growth and development of Gainesville, it is necessary to look at the people living in the area and determine what their dominant characteristics are.

In presenting the characteristics of the population the term " average " is utilized a great deal. Using the average is simply a method of presenting the most representative and characteristic information concerning the population. It is a way of looking at a large number of individuals and visualizing the effect of a blending together of all of these individuals into one. The term " average individual " may be a statistical illusion but the method of presenting data provides information which applies to the total population.

Realizing that the average is no more than a mathematical means of summarizing the characteristics of the entire population, this portion of the report will present detailed characteristics of Gainesville Urban Area residents as they existed in 1960 and as they are today.

In general, unlike many communities, there are three types of typical Gainesville Area residents. One type of typical resident resides in the area because of the University of Florida, whereas the other types can be considered as typical " permanent " residents. On the one hand there is the young college student resident who is probably unmarried and resides either on campus or in one of the half-dozen concentrated off-campus apartment areas. About one out of four of these residents is married and probably is in the process of building a family. This type of resident enjoys a rather high standard of living relative to his occupational status and is a significant force in the economic and social segments of the community. In most cases this resident is a native of the State of Florida and will not remain in the Gainesville area when his college requirements are completed.

One type of typical non-student resident has a higher median age than the student population and is in the process of raising a family. He is probably employed in a professional capacity, recently moved to the area, and has either purchased a house or is contemplating such a purchase. This resident and his family experience

a rather high standard of living largely as a result of the high level of education possessed by the individual and his spouse and as a result of the high level of income earned. In general this resident likes living in Gainesville because of the University atmosphere and the climatic conditions which prevail. In general, all of the characteristics possessed by these two types of typical Gainesville residents reflect the growing urban character of the total population. The third type of typical resident is a non-University student and also has a higher median age than the student resident. He is probably employed in a semi-skilled or unskilled capacity, has resided in the Gainesville area for a number of years, probably rents his home, and if he owns his home, it will generally be smaller and less expensive than the average Gainesville area dwelling. This resident's family is larger than the average area family and in all probability he may have one or more relatives or non-relatives, other than his spouse or children, residing in his home. This resident and his family experience a rather low or low-median standard of living as a result of the low level of education possessed by the individual and his spouse and as a result of the low level of income earned. In general this resident resides in Gainesville because he was born here and will remain in his present status because he lacks the desire and wherewithall for self-improvement.

Because there are three general types of residents in the Gainesville Area many of the characteristics of the population will be presented in a form to illustrate the effect each segment of the population has on the total urban area population.

Age-Sex Composition of the Population

The age and sex composition of the population is an important factor in determining the labor supply, the need for schools of various types, demand for recreation facilities, and the kind and amount of many social and civic services. The age and sex composition also tends to reflect the social and economic outlook of the population.

In Gainesville the median age is much lower than that found in most other areas of Florida. The presence of the University of Florida has been the primary reason for a lower median age. As the University enrollment increases the number of persons in the 18 to 24 age group increases. Another reason for a lower median age is that Gainesville has not attracted a large number of retirees as many other areas of the State.

Table 7 illustrates the differences between median age in Gainesville, the United States, Florida, Alachua County, and selected Florida cities.

TABLE 7

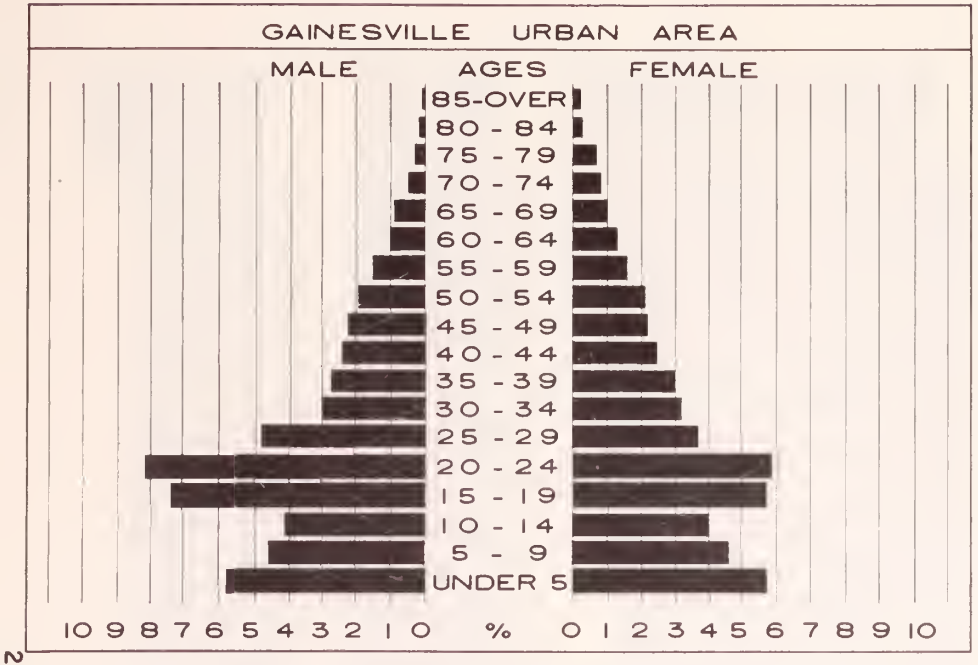
Comparison of Median Age for United States, State of Florida, Alachua County, Gainesville Urban Area and Selected Florida Cities 1960

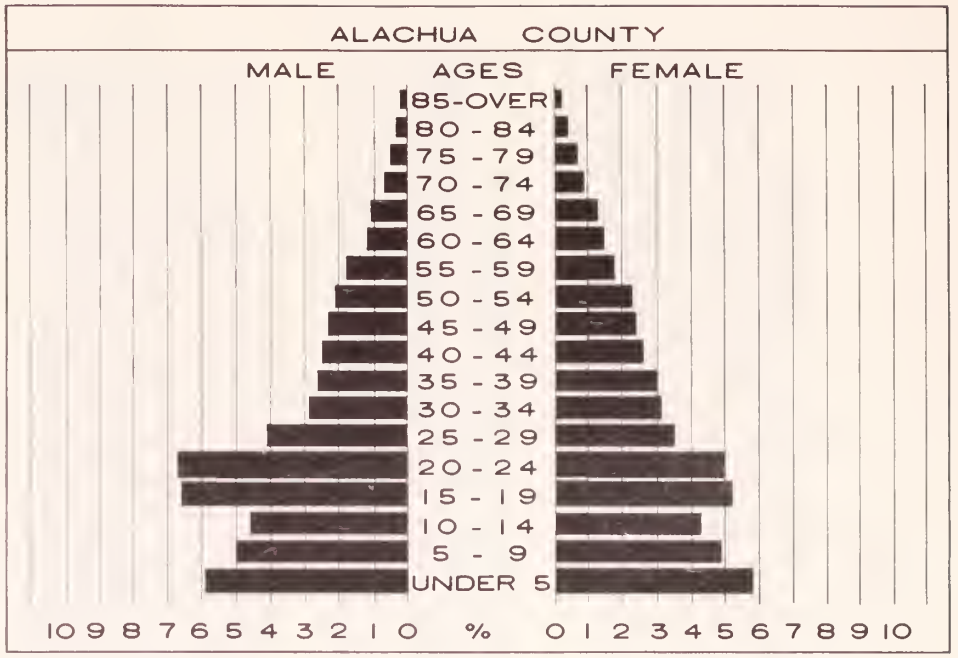
Area	Median Age
United States	29.5
Florida	31.2
Alachua County	23.3
Gainesville Urban Area	22.9
Daytona Beach	37.7
Jacksonville	30.6
Lakeland	33.4
Miami	37.4
Ocala	32.5
Orlando	32.1
Palatka	27.2
Sarasota	40.8
St. Petersburg	47.3
Tallahassee	23.4
Tampa	32.2

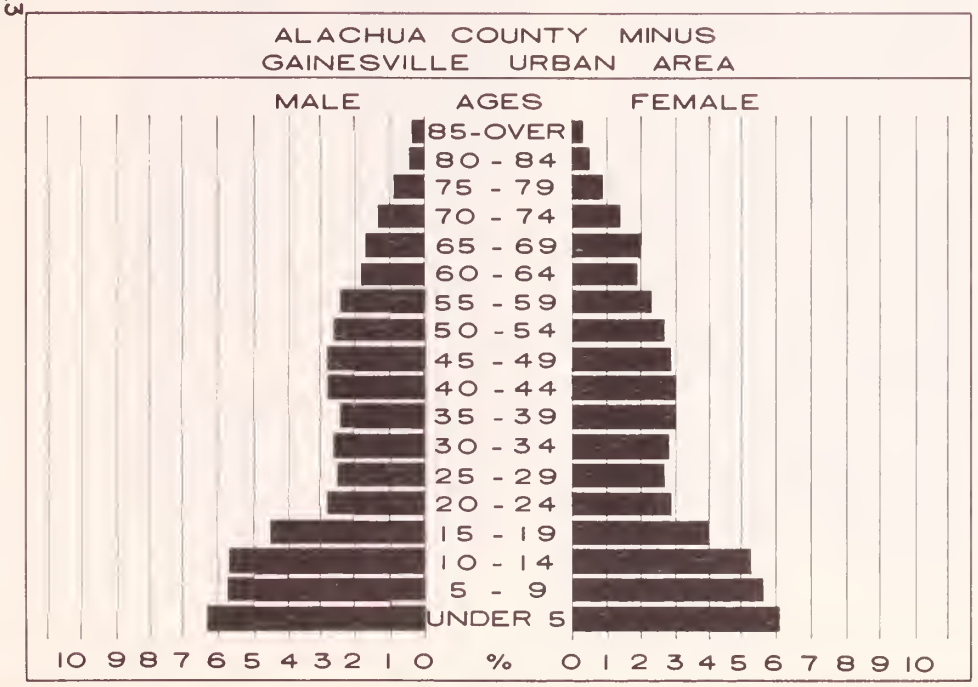
Source: Official Publications of the United States Bureau of the Census

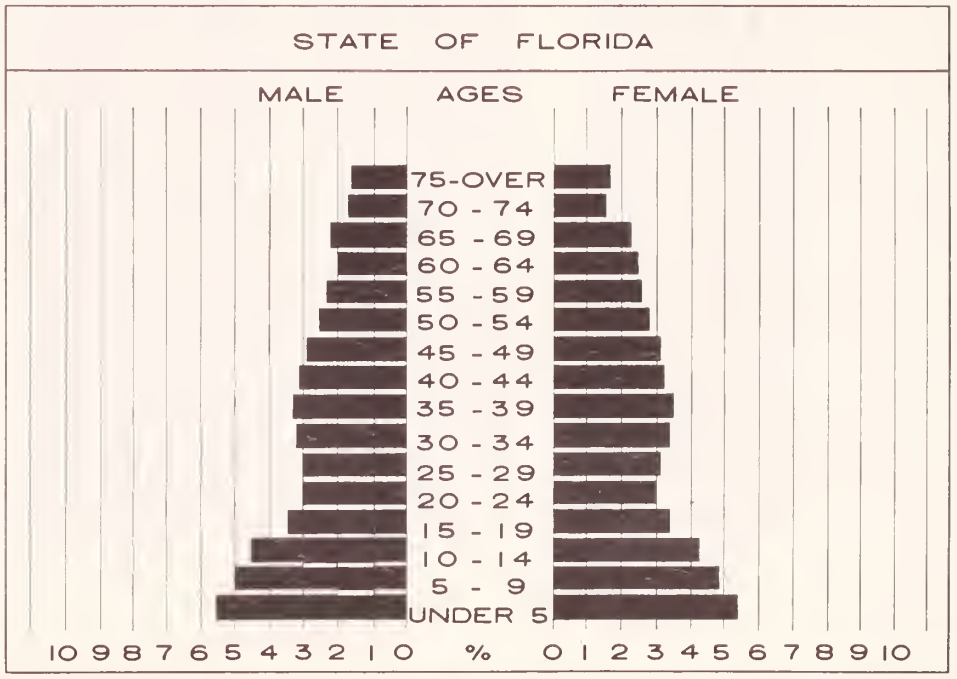
CHART 3

AGE — SEX TOTALS FOR 1960









The median age in Gainesville is lower than that for the State of Florida and the United States and much lower than most other Florida cities. The comparison in Table 7 points out the vast predominant population age difference between Gainesville and cities which have become retirement centers. The only other Florida city over 10,000 persons in 1960, for which a low median age prevailed, is Tallahassee. This also can be attributed to the location of a State University and a low number of retirees.

It is estimated that the median age for the Gainesville area in 1967 was approximately 23.3 , or slightly higher than 1960. This slight increase can be attributed to a reduction in the birth and death rates, an increase in the number of persons in the older age groups, and an increase in upper level and graduate students at the University in proportion to the total enrollment since 1958.

In 1960 the median age for women in Gainesville was slightly over 24 and for men was about 22.5. In 1967 the estimated median age for women is 24 and for men is slightly less than 23. In summary, the estimated median age for women has dropped slightly and for men it has risen slightly. This change can feasibly be attributed to the increase in women students at the University of Florida in proportion to the total enrollment since 1958, thereby lowering the median age for women with the addition of a larger number of younger women to the population than existed in 1960.

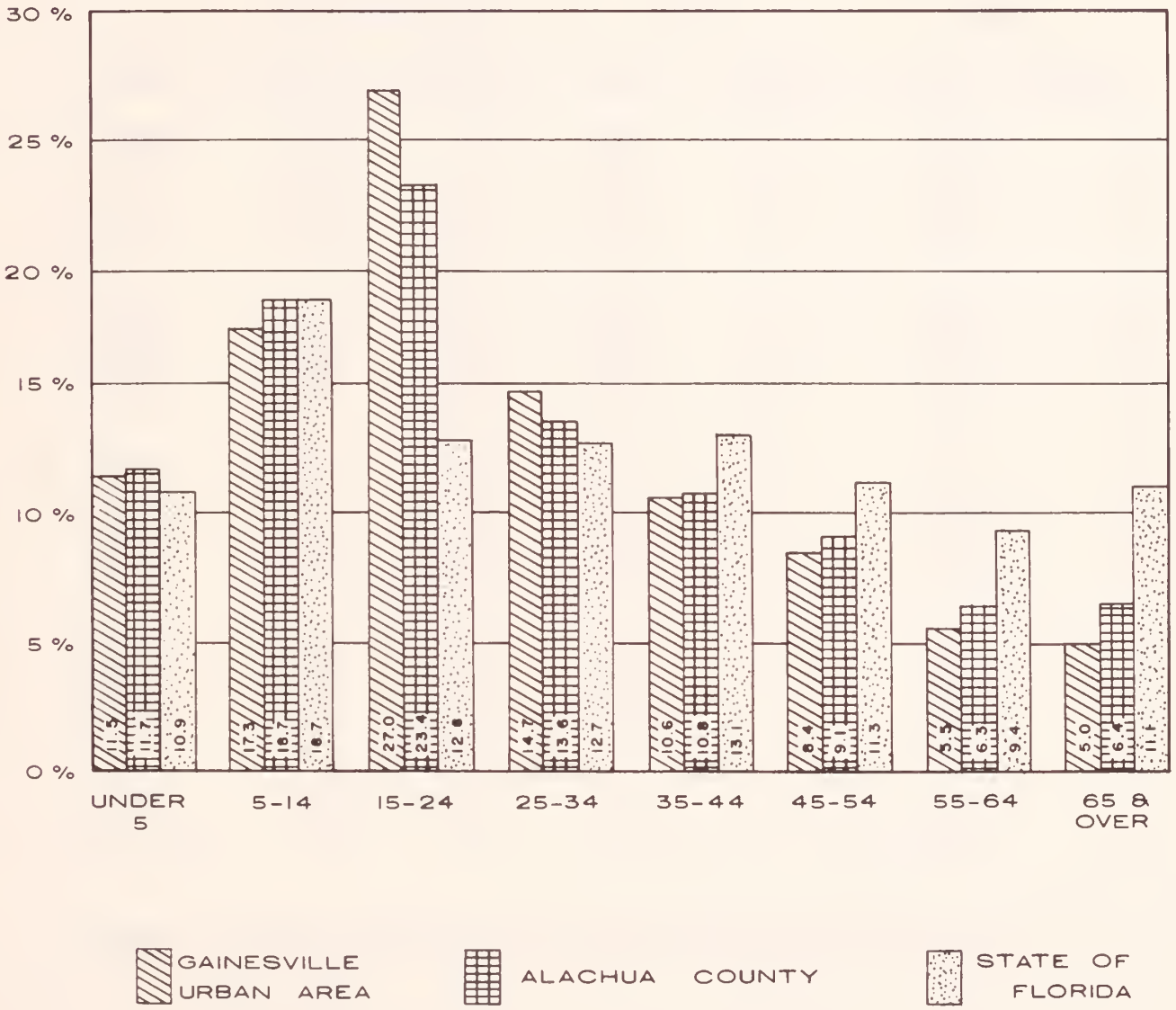
In planning for various community facilities it is essential that we recognize and acknowledge growth trends within various age groups. Chart 5 illustrates the estimated growth trend by age groups in the Gainesville area since 1960. As pointed out previously, the number of live births per 1,000 population has decreased since 1960, but the total number of persons in the 0-4 age group has increased slightly. This has occurred because the total population has increased at a rate which more than compensates for the declining birth rate based in each 1,000 persons. Noticeable gains have been estimated in the 5-18 range or elementary, junior, and senior high school age group. This estimate of growth is reenforced by the increasing demand placed on the Gainesville area schools in terms of classroom space and staff needs.

The age group which has increased the most since 1960 is the 19-64, or college and working age group. The growth in this segment has been at a rate almost double that of the nearest age group. This growth is the result of the enrollment increase at the University and the in-migration of new residents who have been added to the employment force of the University and the other major employers in the area.

It is estimated that the senior citizen age group increased in numbers since 1960, but did not increase as a percent of the total population growth. This segment remains at approximately the same proportion of the total population as 1960, but the total 65 and over population has increased in number.This is partly the result of a status-quo in the death rate and because more persons in the area are attaining age 65.

CHART 4

AGE DISTRIBUTION FOR GAINESVILLE URBAN AREA, ALACHUA COUNTY, & STATE OF FLORIDA, 1960



MEDIAN AGE:	1960
GAINESVILLE URBAN AREA	22.9
ALACHUA COUNTY	23.3
FLORIDA	31.2

TABLE 8

AGE - SEX TOTALS
Gainesville Urban Area
1960

	Total Population		Male		Female	
Age	Total	Percent	Total	Percent	Total	Percent
Under 5	6,108	11.5	3,080	5.8	3,028	5.7
5- 9	4,886	9.2	2,443	4.6	2,443	4.6
10-14	4,302	8.1	2,178	4.1	2,124	4.0
15-19	6,958	13.1	3,930	7.4	3,028	5.7
20-24	7,382	13.9	4,327	8.2	3,055	5.8
25-29	4,514	8.5	2,549	4.8	1,965	3.7
30-34	3,293	6.2	1,593	3.0	1,700	3.2
35-39	3,027	5.7	1,434	2.7	1,593	3.0
40-44	2,602	4.9	1,275	2.4	1,327	2.5
45-49	2,337	4.4	1,168	2.2	1,169	2.2
50-54	2,124	4.0	1,009	1.9	1,115	2.1
55-59	1,700	3.2	825	1.5	875	1.6
60-64	1,222	2.3	531	1.0	691	1.3
65-69	1,009	1.9	478	.9	531	1.0
70-74	690	1.3	266	.5	424	.8
75-79	531	1.0	159	.3	372	.7
80-84	265	.5	106	.2	159	.3
85 & over	160	.3	53	.1	107	.2

Source : Official Publications of the United States Bureau of the Census.

CHART 5

POPULATION DISTRIBUTION OF GAINESVILLE URBAN AREA BY AGE GROUP AND SEX

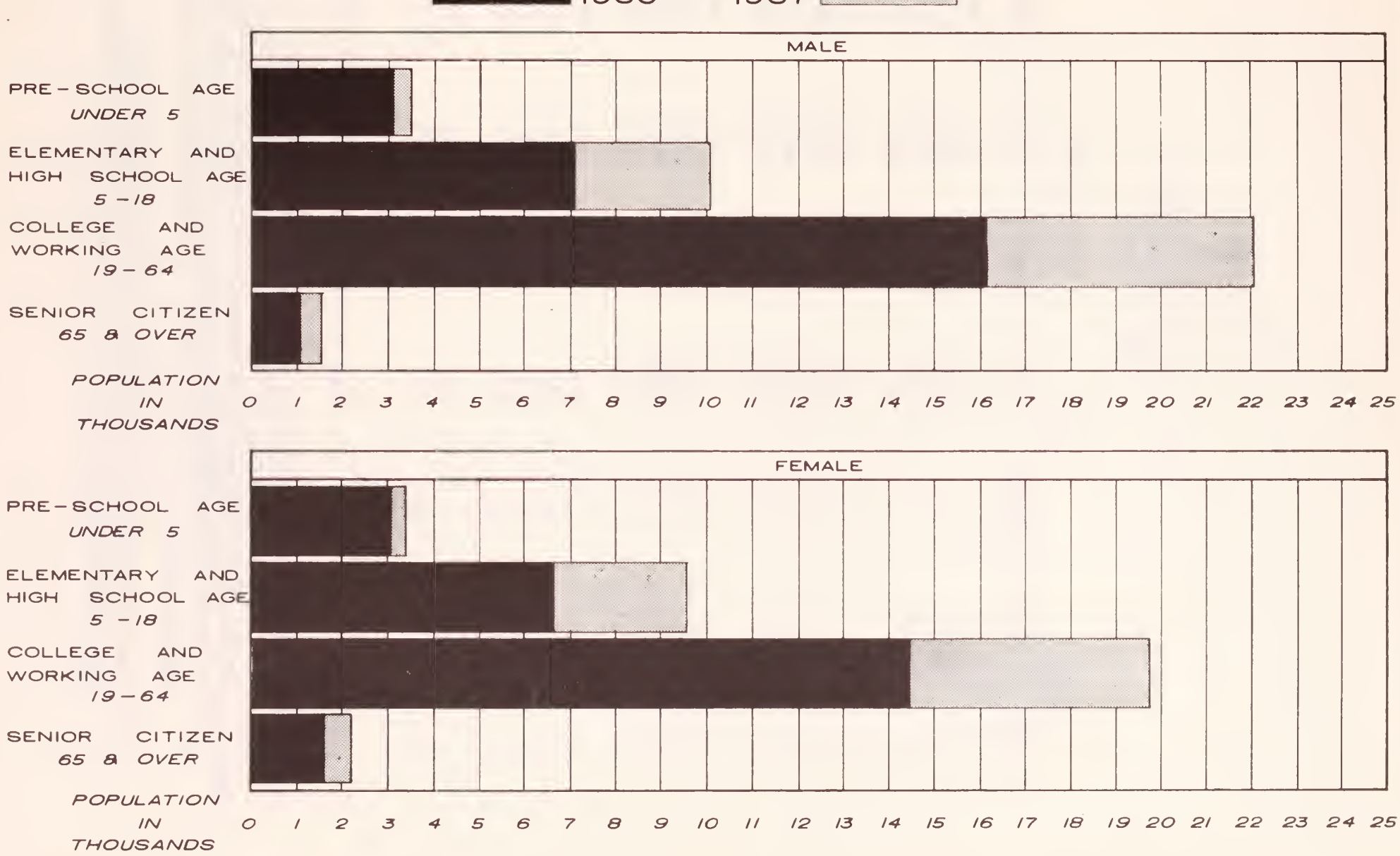


TABLE 9

ESTIMATED AGE - SEX TOTALS
Gainesville Urban Area
January 1, 1967

	Total Population		Male		Female	
Age	Total	Percent	Total	Percent	Total	Percent
Under 5	6,840	9.5	3,456	4.8	3,384	4.7
5- 9	7,056	9.8	3,600	5.0	3,456	4.8
10-14	7,344	10.2	3,672	5.1	3,672	5.1
15-19	8,064	11.2	4,464	6.2	3,600	5.0
20-24	10,152	14.1	5,976	8.3	4,176	5.8
25-29	6,048	8.4	3,384	4.7	2,664	3.7
30-34	4,536	6.3	2,160	3.0	2,376	3.3
35-39	4,320	6.0	2,088	2.9	2,232	3.1
40-44	3,600	5.0	1,728	2.4	1,872	2.6
45-49	3,240	4.5	1,584	2.2	1,656	2.3
50-54	2,808	3.9	1,368	1.9	1,440	2.0
55-59	2,520	3.5	1,224	1.7	1,296	1.8
60-64	1,800	2.5	864	1.2	936	1.3
65-69	1,368	1.9	648	.9	720	1.0
70-74	1,008	1.4	432	.6	576	.8
75-79	720	1.0	216	.3	504	.7
80-84	360	.5	144	.2	216	.3
85 & over	216	.3	72	.1	144	.2

Source : Estimated by Planning Division Staff.

There are more women than men in the age 65 and over segment of the Gainesville area population. This is a trend which prevailed in 1960 and is present today. An increase in the senior citizen segment of the population has brought about a response on the part of the community action groups as witnessed by the start of the recent program in public housing for the elderly and other senior citizen programs.

Tables 10 and 11 illustrate the relationship between the estimated amounts of growth within each age group in the Gainesville Urban Area since 1960.

CHART 6

ESTIMATED AGE – SEX TOTALS
GAINESVILLE URBAN AREA
1967

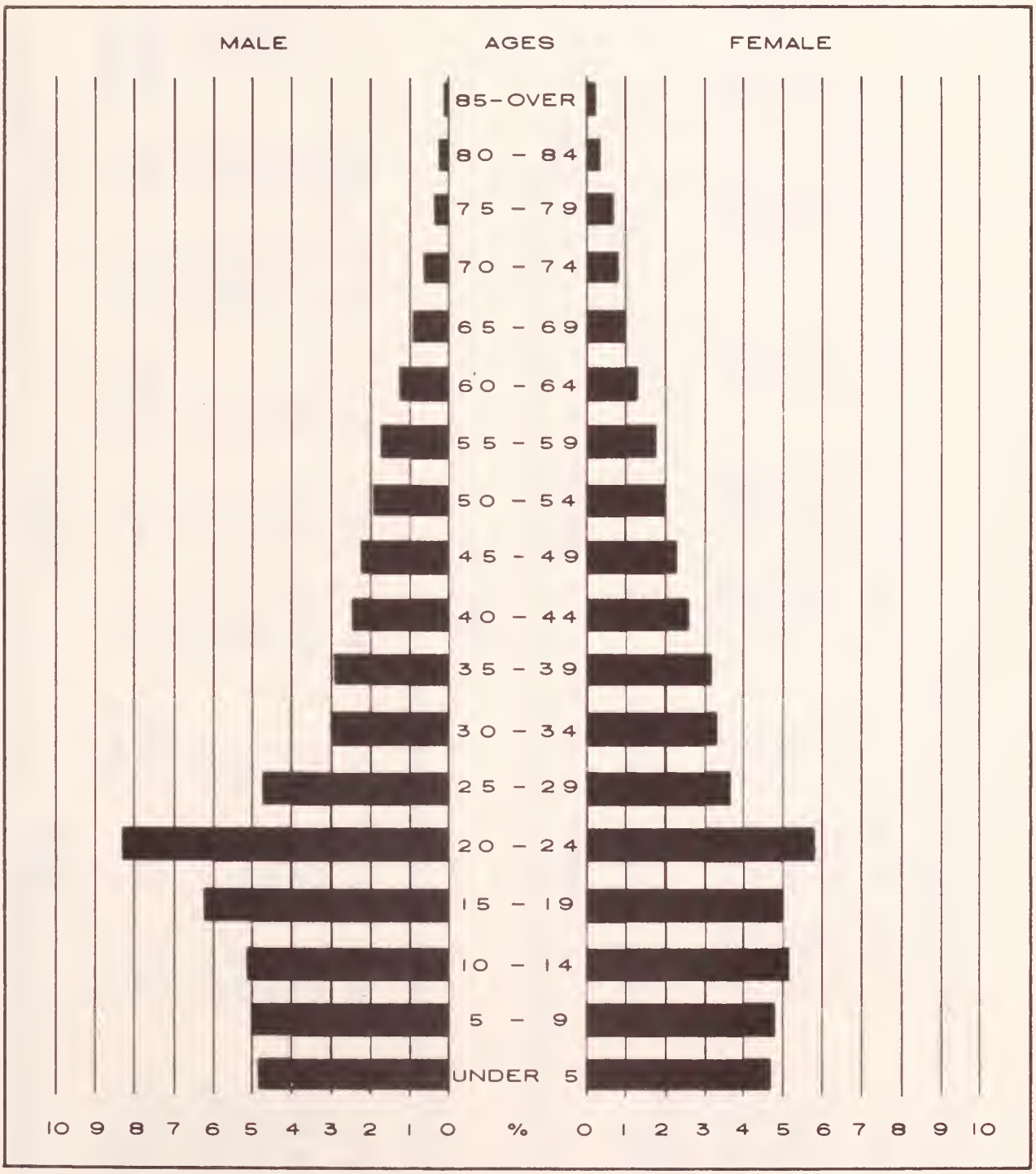


TABLE 10

Estimated Percent of Population Growth by Age Group and Sex, Gainesville Urban Area, 1960-1967

AGE GROUPS	MALE 1960	MALE 1967	MALE Percent Change	FEMALE 1960	FEMALE 1967	FEMALE Percent Change	TOTAL 1960	TOTAL 1967	TOTAL Percent Change
Under 5	5.8	4.8	-1.0	5.7	4.7	-1.0	11.5	9.5	-2.0
5-18	13.3	14.0	+0.7	12.5	13.3	+0.8	25.8	27.3	+1.5
19-64	30.5	30.6	+0.1	27.2	27.5	+0.3	57.7	58.1	+0.4
65 & Over	2.0	2.1	+0.1	3.0	3.0	0.0	5.0	5.1	+0.1
Total	51.6	51.5	-0.1	48.4	48.5	+0.1	100.0	100.0	0.0

Source : Estimated By Planning Division Staff

TABLE 11

Estimated Population Growth by Age Group and Sex, Gainesville Urban Area, 1960-1967

AGE GROUPS	MALE 1960	MALE 1967	MALE Increase	FEMALE 1960	FEMALE 1967	FEMALE Increase	TOTAL 1960	TOTAL 1967	TOTAL Increase
Under 5	3,080	3,456	376	3,028	3,384	356	6,108	6,840	732
5-18	7,087	10,044	2,957	6,633	9,598	2,965	13,720	19,642	5,922
19-64	16,175	22,068	5,893	14,452	19,778	5,326	30,627	41,846	11,219
65 & Over	1,062	1,512	450	1,593	2,160	567	2,655	3,672	1,017
Total	27,404	37,080	9,676	25,706	34,920	9,214	53,110	72,000	18,890

Source : Estimated by Planning Division Staff

Proportion of Males and Females in the Population

Three factors are pertinent determinants of sex composition of the population: the difference in the proportion of the sexes at birth ; the difference in the death rates; and the proportion of the sexes migrating to and from an area.

In the Gainesville area, since 1960, the birth rate for males has been higher than for females. This situation has also prevailed across the United States. In Gainesville, for every 100 live births, about 52 were males and 48 were females. Thus, there has been a slightly higher number of males than females from birth through age 14 where the ratio of sexes is not greatly affected by migration.

The preponderance of males increased even more in the 15-29 age group because of an in-migration of many more males than females. This has been caused primarily by the sex composition of the University of Florida enrollment. (See Table 23) This trend should slowly change with slight annual increases in the number of females as a part of the total enrollment increase at the University since 1958.

After age 30 the proportion of males to females changes a great deal. The females number more than the males for all age groups over 30 . This situation exists because death rates have been higher for males than females and an in-migration of females over age 30 has apparently been higher than the in-migration of males within the same age group.

The male-female ratio in Gainesville changes significantly when the University of Florida students are excluded from the total population. In 1967 approximately 67 percent of the University students were male and 33 percent female. Thus, of the approximately 17,500 University students residing in the Gainesville Urban Area, 11,725 were males and 5,775 were females. Table 12 illustrates the proportion of males and females in the Gainesville Urban Area for 1960 and 1967 when the University students are included in and excluded from the total population.

Table 12 illustrates another example of the effect the University of Florida students have on the population characteristics of the Urban Area. As mentioned previously, the male-female ratio at the University has been changing with the females increasing as a proportion of the total enrollment. Even though this change has evolved in recent years, the increase in the total number of females at the University has not been significant enough to alter the male - female ratio within the total population of the area. This situation exists because male population has continued to increase in large numbers at the University. When the University students are excluded the proportion of males to females in the Urban Area changes by approximately 10 percent. Without these students the females outnumber the males in the Gainesville Urban Area at about 53-54 females to 46-47 males per 100 population.

TABLE 12

Estimated Male-Female Ratios
Gainesville Urban Area
1960 and 1967

	Including University of Florida Students				Excluding University of Florida Students			
	Male		Female		Male		Female	
Year	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
1960	27,416	51.6%	25,695	48.4%	18,146	45.0%	22,265	55.0%
1967	37,075	51.5%	34,925	48.5%	23,350	46.5%	29,150	53.5%

Source: Planning Division Estimates, University of Florida Fact Book, and Official Publications of the United States Bureau of the Census.

A different ratio between the male-female segments of the population is found when considering population in households. This population includes University of Florida students except those living in group quarters. Based on the 1967 population survey, it is estimated that females comprise 51.2 percent and males 48.8 percent of the household population in the Gainesville Area. It is estimated that females comprise 52.5 percent and males 47.5 percent of the single family household population. In apartment households, it is estimated that males comprise 52.4 percent and females 47.6 percent of this population. It is also estimated that the age 19 and over household population contains 52.1 percent females and 47.9 males. In the age 18 and under household population, it is estimated that the males outnumber the females.

When considering the total population of the urban area : the males outnumber females ; in group quarters males outnumber females ; but in households the females outnumber males.

Ethnic Character of the Population

An analysis of ethnic patterns helps us to understand some of the differences between segments of the urban area regarding household sizes, occupations, home ownership, incomes, and levels of educational attainment.

During the 1960 to 1967 period, growth of the white population in the Gainesville Urban Area outnumbered that of the non-white population at a ratio of about 7 to 1. It is estimated that the white population increased from 42,047 in 1960 to 58,637 in 1967 - an increase of 16,590 or 39 percent. The non-white population increased from 11,064 in 1960 to an estimated 13,363 in 1967- an increase of 2,299 or 21 percent. Even though the non-white population increased by 1/5th since 1960, it declined as a proportion of the Urban Area population from 21 percent in 1960 to an estimated 18.5 percent in 1967. Correspondingly, the white population grew from 79 percent of the total population in 1960 to 81.5 percent in 1967.

The increase in the non-white segment of the population since 1960 has come primarily from natural increase. It is estimated that the migration of non-white persons into and out of the urban area in the past few years has been virtually non-existent. The birth rate among non-whites is much higher than for the white segment and this higher rate has maintained a fairly constant level since 1960. Therefore, the growth in the non-white segment of the Urban Area population since 1960 can be attributed primarily to natural increase.

Growth in the white segment of the population has come from natural increase and in-migration. The greatest source of growth in the white segment of the population since 1960 has been in-migration. The University of Florida is largely responsible for the in-migration growth with the large increases in student enrollment and faculty and staff personnel since 1960.

TABLE 13

Population Growth by Race
Gainesville Urban Area
1960 to 1967

Population	1960	1967	Change
Total	53,111	72,000	+18,889
White	42,047	58,637	+16,590
Percent of Total	79	81.5	+ 2.5
Non-White	11,064	13,363	+ 2,299
Percent of Total	21	18.5	- 2.5

Source: Official Publications of the United States Bureau of the Census and Planning Division Estimates

In 1960, the proportion of non-whites in the Urban Area was higher than the proportion of non-whites in Florida and the United States and lower than the proportion of non-whites in Alachua County. The non-white segment of the Florida population constituted about 18 percent of the total population. In the United States, the non-white segment of the population constituted about 11 percent of the total population, whereas, in the Gainesville Urban Area the non-white population consituted about 21 percent of the total population. This compares to Alachua County which contained a proportion of non-white population of 36.5 percent.

In 1960, four planning units contained a majority of the non-white population. These units were Duval, Jones, Williams and Lanier which contained 8,921 non-white persons or 81 percent of the total urban area non-white population. The non-white population increased in all of these areas from 1960 to 1967, but the greatest amount of increase in the non-white population for this period was in the Duval and Meadowbrook Park Planning Units. Most of the growth in the Duval area can be attributed to the construction of many new single family and duplex housing units. The increase in the Meadowbrook Park Planning Unit is the result of the development and construction of low-cost housing in the Lincoln Estates area.

In 1967, the Duval, Jones, Williams, Meadowbrook Park, and Lanier Planning Units contained an estimated 11,025 non-white persons, or 83 percent of the total non-white population. A majority of the remaining non-white population live in several of the outlying planning units in rather isolated areas.

Most of the planning units which contain a large non-white population have characteristics which deviate a great deal from the average characteristics for the total urban area. In the non-white areas the birth rate is higher, the infant death rate is higher, median age is lower, average household size is larger, the percentage of persons age 18 and under is much greater, the number of owner occupied dwelling units is less, level of educational attainment is lower, the average family income is lower and the vacancy ratio for habitable dwellings is very low.

Household Size

The average household in the Gainesville Urban Area contained an estimated 3.26 persons in 1960. In 1960, the average household size for the City of Gainesville was 3.09 and for Alachua County was 3.36 . These differences help to illustrate the tendency for household size to increase as the distance from the center of the City increases. The smaller households were found in the areas closer to downtown Gainesville and the University of Florida, and the larger households were found in the suburban and rural areas.

There is a great deal of difference between the size of non-white households as compared with white households. Table 14 illustrates these household size differences in 1960 for the City of Gainesville, Gainesville Urban Area and Alachua County.

These differences between non-white and white household sizes probably arose from two sources : (a) differences in birth rates ; and (b) differences in custom regarding the extent to which unattached persons and elderly individuals and couples establish and maintain homes of their own, and the extent to which relatives and non-relatives reside in non-white households. As was stated previously, the birth rate for non-whites was considerably higher than for whites and this fact has a great deal of influence on the size of non-white households.

In reference to factor (b) (relatives and non-relatives) the situation is not as clear-cut as that regarding birth rates. In enumerating household population, the United States Bureau of the Census established two categories pertaining to factor (b) : (1) relatives of head of household, including all persons related to the head by blood or marriage with the exception of wife of head and children under 18 years of age ; and (2) non-realtives of head including all persons not related to head by blood or marriage. Since this category of relatives of head included all children over 18 as well as other blood relatives and in-laws, it is impossible to separate the effect of the birth rate on this category. Nevertheless, a comparison of the proportion of relatives living in non-white households with the proportion living in

TABLE 14

Average Household Size in White and Non-White Households, City of Gainesville, Gainesville Urban Area and Alachua County 1960

Area	Average Household Size		
	White	Non-White	Total
City of Gainesville	3.06	3.62	3.09
Gainesville Urban Area	3.14	3.75	3.26
Alachua County	3.19	3.85	3.31

Source: Official Publications of the United States Bureau of the Census

white households, for 1960 in the Gainesville Urban Area, reveals that 22 percent of the non-white household population as compared with only 8 percent of the white household population consisted of relatives of the head of household excluding children under 18 and wives. With reference to non-relatives residing with the head of a household, 5 percent of the non-white household population as compared with 4 percent of the white household population consisted of non-relatives of the heads of household. Considering these differences in the composition of household population, it is not unreasonable to assume that a large proportion of non-white families share their homes with relatives and non-relatives. The presence of the University of Florida causes the percent of relatives and non-relatives in white households to be higher than would normally be the case in cities without a university or college. This situation exists because many families have children over 18 years who attend the University and reside at home. There are many other households in the Gainesville Area which contain non-related University of Florida students who live there as roomers and/or boarders.

(3.96)
(3.35)
(3.30)
(3.83)
(3.78)
(3.87)
(3.48)
(3.31)
(3.78)
(3.60)
(2.96)
(3.54)
(3.18)
(4.00)
(3.22)
(2.90)
(3.28)
(3.97)
(3.49)
(3.16)
(3.34)
(3.36)

PERSONS

0-.33

.34-.66

.67-.99

1.00

PERSONS PER HOUSEHOLD
GAINESVILLE URBAN AREA- 1960

DEPARTMENT OF COMMUNITY DEVELOPMENT GAINESVILLE, FLORIDA 1967

0 1000 2000 4000 6000 8000
SCALE IN FEET

N

PREPARED BY THE CITY OF GAINESVILLE UNDER CONTRACT WITH THE FLORIDA DEVELOPMENT COMMISSION THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED

It is estimated that the average household in the Gainesville Urban Area contained 3.20 persons in 1967. This is a decrease of .06 percent from 1960. The main cause of a decrease in average household size is the large number of apartment units constructed since 1960. A declining birth rate has also contributed to a smaller average household size.

The estimated average household size by type of dwelling unit for 1967 is: 3.52 persons per single family household ; 2.52 persons per apartment household ; and 2.40 persons per mobile home household. Table 15 illustrates the estimated average household size and total population by type of dwelling unit for the Gainesville Urban Area in 1967.

TABLE 15

Estimated Average Household Size and Total Population in Households by Type of Dwelling, Gainesville Urban Area 1967

Dwelling Type	Estimated Average Household Size	Estimated Total Population
Single Family	3.52	47,287
Apartment	2.52	13,312
Mobile Home	2.40	1,901
Total	3.20	62,500

Source: Estimated By Planning Division Staff

It can be seen from the above table that a vast majority of the household population in the Gainesville area reside in single family residences.

The number of white households containing non-related persons has increased a great deal since 1960. Most of the non-related households are occupied by University of Florida students who reside primarily in apartment units. It is estimated that as high as 65 to 70 percent of the duplex and apartment households are composed of non-related persons. It is also estimated that white households containing

(3.45)
(3.20)
(3.65)
(3.65)
(3.15)
(3.68)
(3.55)
(3.45)
(3.10)
(3.65)
(3.60)
(2.85)
(3.60)
(3.48)
(2.95)
(3.15)
(3.60)
(3.50)
(2.80)
(3.00)
(3.35)

PERSONS

0-.33

.34-.66

.67-.99

1.00

ESTIMATED PERSONS PER HOUSEHOLD GAINESVILLE URBAN AREA- 1967

0 2000 4000 6000 8000

SCALE IN FEET

N

DEPARTMENT OF COMMUNITY DEVELOPMENT GAINESVILLE, FLORIDA 1967

PREPARED BY THE CITY OF GAINESVILLE DEVELOPMENT COMMISSION. THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED

relatives , other than children under 18 and wives, increased in total number, but as a percent of total white households, remains at about 8 percent as it was in 1960. It is estimated that the non-white households containing relatives and non-relatives in 1967 also remains at the 1960 level of 22 and 5 percent respectively.

On the surface it might appear that the average household size would have decreased more than the estimated .06 decrease from 1960 to 1967 because of the large number of new apartment units constructed since 1960. This would probably be true if the construction of single family dwellings had not been at a rate to offset the increase in apartment units. Most of the new single family dwellings constructed since 1960 are in or near the urban-rural fringe and are occupied by families with average household sizes much larger than the average household size for the total urban area.

Population in Group Quarters

As mentioned previously, group quarters are places of residence for those persons not regarded as living in households. In Gainesville the primary sources of population in group quarters are the students in the University residence halls, fraternity and sorority residents, and patients at Sunland Training Center. An additional source is the population living in convalescent and rest homes, but this group has not been a significant force to date. Patients at Alachua General and University of Florida hospitals are not included in group quarter population.

The group quarter segment of the Gainesville Urban Area population have social and economic characteristics which are uniquely different from those of most of the household population. One very striking characteristic of these persons is that virtually 100 percent of the University of Florida students in group quarters are unmarried and are primarily in the 18-22 age group. These students are very mobile and represent a significant social and economic force in the community. The residents of group quarters at Sunland Training Center are of all ages and are not as stereotyped as the University of Florida students. These persons are not as much a part of the social and economic force in the community since they are restricted to the training center grounds. Both the training center and University group quarter population share the common characteristic of being concentrated in relatively compact areas as compared to the population residing in single family households. The group quarter population and apartment residents are similar in that both live in close proximity to other persons.

There were approximately 7,865 residents in group quarters in 1960. In the spring of 1967 it was estimated that about 9,500 persons resided in group quarters. This is an estimated increase of 1,635 or 21 percent since 1960. In 1960 the group quarter population comprised about 15 percent of the total urban area population and in 1967, this segment comprised an estimated 13 percent of the total population. Within the total population, the growth of the group quarter residents failed to keep

pace with the growth of the population in households. Most of the group quarter population growth since 1960 can be attributed to the University of Florida. Several newer and larger fraternity and sorority houses have been constructed and the residence hall space has been increased. Table 16 provides an itemized listing of the estimated population in group quarters by type of residence for January 1967.

TABLE 16

Estimated Population in Group Quarters by Type of Residence
Gainesville Urban Area
1967

Type of Residence	Number of Residents	Percent of Total
University of Florida Residence Halls, Men	3,470	36.5
University of Florida Residence Halls, Women	2,250	23.7
Fraternity Houses	1,030	10.8
Sorority Houses	510	5.4
Sunland Training Center	2,000	21.1
Convalescent Homes	125	1.3
Cooperative Living Units, University Students	115	1.2
Total	9,500	100.0

Source: Estimated by Planning Division Staff

The above table illustrates the significant number of persons residing in group quarters on and immediately adjacent to the University of Florida campus. When this concentrated population is expressed in terms of the demand for required goods and services it becomes an important factor in the development of the areas surrounding the University.

Education Background

As would be expected the level of educational attainment of the Gaines-

ville Area population in 1960 was very high. The median number of school years completed for males and females age 25 years and over was 12.9 and 12.2 respectively. This is higher than the Alachua County population in the same age group which had an 11.8 and 11.4 median school years completed for males and females. This compares with a median of 10.9 for the State of Florida in 1960.

The Gainesville Area figures are misleading because they do not include the University of Florida students who had completed high school but were under age 25. The 1960 census data did not include an enumeration of these University students and it is impossible to accurately compute the median school years completed with these persons included.

It is estimated that only 2 percent of the Gainesville Area population age 25 years and over in 1960 had never attended any school. In contrast, 60 percent of the area's population age 25 and over had completed high school. When the University of Florida students were included, the Urban Area residents who had completed at least four years of high school increased to an estimated 80 percent.

In 1967, it is estimated that four out of every five Gainesville Area residents age 18 and over have completed high school and that one out of six has completed at least four years of college. The estimated number of area residents age 18 and over who have completed four years of college as of 1967 is 7,850. Of this total, about 2,500 were enrolled in post-graduate programs at the University of Florida, leaving an estimated 5,350 non-student residents age 18 and over who have completed at least four years of college.

The estimated median years of school completed for persons 18 and over residing in households is 13.1 in 1967. This median figure would increase slightly with the inclusion of University students in group quarters.

From the previous statistics, it would appear that a majority of all the area residents have attained a high school education and had the opportunity to continue on toward a college education. A closer look at comparative statistics points out that this is not true. The following table provides a comparison of the level of educational attainment of the total urban area population and the non-white segment of this population for 1960.

It can be seen from table 17 that the non-white residents of the Gainesville Urban Area attain a much lower level of educational achievement than the total population, but have completed more years of schooling, on the average, than the non-white population of Alachua County and the State of Florida. Although the total population age 18 and over in the urban area has a higher median school years completed than the same age group in the United States, the non-white population age 18 and over in the Gainesville Area has completed fewer years of school, on the average, than the non-white population in the United States.

TABLE 17

Median Years of School Completed By
Persons Age 25 and Over
1960

Population	Gainesville Urban Area	Alachua County	Florida	United States
Total	12.5	11.5	10.9	10.6
Non-White	7.9	6.7	7.0	8.2

Source: Official Publications of the United States Bureau of the Census.

In 1960 the non-white population, age 18 years and over, in the Gainesvill Urban Area completed an average of 7.9 years of school and only 6 percent, or one out of sixteen, of the non-white population, 25 years of age and over, had completed college. These comparisons point out a definite lack of education for non-whites in the Gainesville Area and Alachua County.

Public and Parochial School Enrollment

The increasing urbanization of the Gainesville Area is reflected in school attendance over the past few years. There were 11,197 children in the Gainesville Area schools in October of 1959 and 17,052 in October 1967. This is an increase of 5,855 students , or 52.3 percent, with average yearly increases of about 732. Table 18 provides public and parochial school enrollment for the Gainesville Area schools from 1959 to 1967.

Increases in the school enrollment have come from the children in the area who have reached school age and from new families with pre-school and school age children who have moved into the area. Table 19 illustrates the amount of increase, by grades, in school enrollment for 1959 - 1967.

Since 1959, the greatest numerical increase in enrollment has been in the grades 1-6 category with the smallest numerical increase at the kindergarten level. The kindergarten enrollment has not increased as much as it could have because the education resources have not been available in the public schools to adequately meet the kindergarten demand. In comparing the percentage increase within each enrollment category from 1959 to 1967, the high school students increased by about 70 percent, junior high school students increased by about 60 percent, with the grades 1-6 enrollment increasing about 40 percent.

TABLE 18

Public and Parochial School Enrollment
Gainesville Urban Area

For the Month of October, 1959 to 1967

Grade	1959	1960	1961	1962	1963	1964	1965	1966	1967
Kindergarten	784	805	806	922	942	948	1,083	1,154	1,150
1- 6	6,116	6,202	6,551	6,955	7,407	7,774	8,020	8,496	8,771
7- 9	2,506	2,716	2,914	3,044	3,176	3,239	3,576	3,830	4,062
10-12	1,791	1,913	2,037	2,292	2,620	2,727	2,779	2,870	3,069
Total	11,197	11,636	12,308	13,213	14,145	14,688	15,458	16,350	17,052

Source: Alachua County Board of Public Instruction

TABLE 19

Public and Parochial School Enrollment Increases
Gainesville Urban Area
1959 to 1967

Grades	Total Increase	Percent Increase	Average Increase Per Year
Kindergarten	366	46.7%	46
1- 6	2,655	43.4%	332
7- 9	1,556	62.1%	194
10-12	1,278	71.4%	160
Total	5,855	52.3%	732

Source: Alachua County Board of Public Instruction

It has been estimated by the Alachua County School Board that thirty additional teachers and classrooms are required for every 1,000 increase in student enrollment. Based on this ratio and average yearly increases in enrollment, the urban area schools have created a demand for an average addition of twenty-two teachers and classrooms per year or a total of about 176 new teachers and classrooms since 1960. These increases in enrollment also necessitate the employment of additional special staff personnel, maintenance personnel, school buses, text books, and library books.

In 1959, there were ten elementary schools for grades K-6, four junior high schools and three senior high schools in the Gainesville Area. In 1960 an elementary school was added, a junior high school was added in 1962, two elementary schools were added in 1964, and a junior high school was discontinued in 1966, providing a net total of three new elementary schools added to the total inventory of schools from 1959-1967. In addition to the new school construction, many other existing physical plants were expanded to meet the increased enrollment demands.

A Survey of School Plants for Alachua County, published in January, 1966 by the State Department of Education in Tallahassee, recommended the construction of three new elementary schools, one junior high school, and one junior - senior high school in the Gainesville Urban Area. The same report contained recommended maximum pupil capacities for Gainesville Area elementary schools of 728, junior high schools of 1,200 and senior high schools of 1,600. Based on these recommended capacities and current public school enrollment * , the Gainesville Area school system should ideally consist of thirteen elementary schools, three or four junior high schools and two senior high schools. This means that the recommended new schools from the 1966 school report are now needed to meet the enrollment total of 1967.

In October of 1967, eight out of twelve public elementary schools in the Gainesville Area had enrollments greater than the recommended capacity of 728 per school. Actually the area schools are far more overcrowded because none of the existing elementary schools in the Gainesville Area have recommended capacities of 728. The actual recommended capacities for existing elementary schools vary from 582 to 713. Table 20 provides the September 1967 enrollment and recommended capacity for each Gainesville Area School.

Based on the current enrollment and the recommended pupil capacities for area schools, the recommended new elementary schools would not meet the current excess enrollment with a maximum capacity of 728 per each new school. In September 1967, there were 10 out of 12 elementary schools with enrollments in excess of their respective recommended capacities ; P.K. Yonge was over its recommended capacity; and both junior high schools and high schools were over their recommended capacities. Changes in enrollment from 1966 to 1967 have eased the overcrowded conditions in some schools, but have placed an increased pupil load in other schools.

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* Excluding : P.K. Yonge enrollment of 60 in K; 366 in 1-6; 214 in 7-9; and 272 in 10-12 . St. Patricks Catholic School enrollment of 195 in 1-6 and 48 in 7 & 8.

TABLE 20

Enrollment By School and Recommended Pupil Capacity
Gainesville Urban Area
September, 1967

School	1967 Enrollment	Recommended Capacity	Current Enrollment Over Capacity
Duval	653	684	-31
Finley	766	582	184
Foster	825	678	147
Idylwild	432	678	-246
Jones	702	588	114
Kirby-Smith	911	713	198
Lake Forest	765	678	87
Lanier	777	621	156
Littlewood	1,037	678	359
Metcalfe	970	678	292
Terwilliger	700	678	22
Williams	762	678	84
Bishop	1,478	1,200	278
Westwood	1,328	1,200	128
Gainesville High	2,215	1,580	635
P.K. Yonge	912	845	67
Lincoln	1,576	1,480	96
Total	16,809	14,239	2,570

Source: Alachua County Board of Public Instruction and State Department of Education

In October 1967, five out of twelve public elementary schools experienced a drop in enrollment over 1966. These schools are Duval, Idylwild, Kirby-Smith, Lanier, and Williams. Of the seven elementary schools which had increases in enrollment, Littlewood, Metcalfe, and Terwilliger experienced the greatest increases. These enrollment increases and the decreases in other schools are not necessarily indicative of corresponding changes in the total population for the areas in which the schools are located. It can be reasonably assumed that population growth in West and Northwest Gainesville is responsible for the increases in Littlewood and Metcalfe elementary schools. It can also be reasonably assumed that the policy of allowing students a freedom of choice among the area schools is responsible for much of the shift in enrollment in many areas. There were decreases in all but one of the predominantly non-white elementary schools in 1967. Many of the non-white elementary school age students are transferring to predominantly white elementary schools and many of the white students in these schools are transferring to other predominantly white elementary schools as the influx of non-white students increases in the schools nearest their homes. The policy allowing students a freedom of choice in selecting a school makes it very difficult to relate elementary school growth with the short range growth of a given area with any degree of accuracy. If the trend in the shift of elementary students continues, it will become increasingly difficult to correlate school enrollment with the total population of smaller areas.

In contrast to short term trends, the long term enrollment trends of the Gainesville Area schools are fairly good indicators of the trends in total population growth and characteristics. The elementary schools in the centrally located planning units have either decreased in enrollment since 1959 or the amounts of increase have been very slight compared to the increases in the outlying planning units. The planning units which have experienced the greatest amounts of population growth since 1960 contain the elementary schools which have also experienced the greatest increases in enrollment for the same period.

Decreases in elementary school enrollment in Kirby-Smith, Jones, Lanier, and a status-quo at Finley substantiate the planning division estimates for these planning units. Some of the estimated changes in these units from 1960 to 1967 are a reduction in average household size, very few new housing starts, very few new families moving into these units with small children, older median age, and consequently, very little population growth. Conversely, the planning units in which the elementary school enrollment has increased a great deal also tend to have a larger average household size, a lower median age, higher birth rates, a large amount of new residential construction, and consequently, a great deal of population growth since 1960. Table 22 illustrates the change in school enrollment, by individual schools, from 1959 to 1967.

TABLE 21

Enrollment By School
Gainesville Urban Area
September 1966 and 1967

School	1966	1967	Change
Duval	696	653	-43
Finley	752	766	+14
Foster	779	825	+46
Idylwild	472	432	-40
Jones	671	702	+31
Kirby-Smith	964	911	-53
Lake Forest	703	765	+62
Lanier	835	777	-58
Littlewood	895	1,037	+142
Metcalfe	849	970	+121
Terwilliger	568	700	+132
Williams	820	762	-58
Bishop	1,361	1,478	+117
Westwood	1,180	1,328	+148
Gainesville High	2,007	2,215	+208
Lincoln	1,609	1,576	-33
P.K. Yonge	907	912	+5
St. Patricks	282	243	-39
Total	16,350	17,052	+702

Source: Alachua County Board of Public Instruction

TABLE 22

Enrollment By School
Gainesville Urban Area
Fall 1959 to Fall 1967

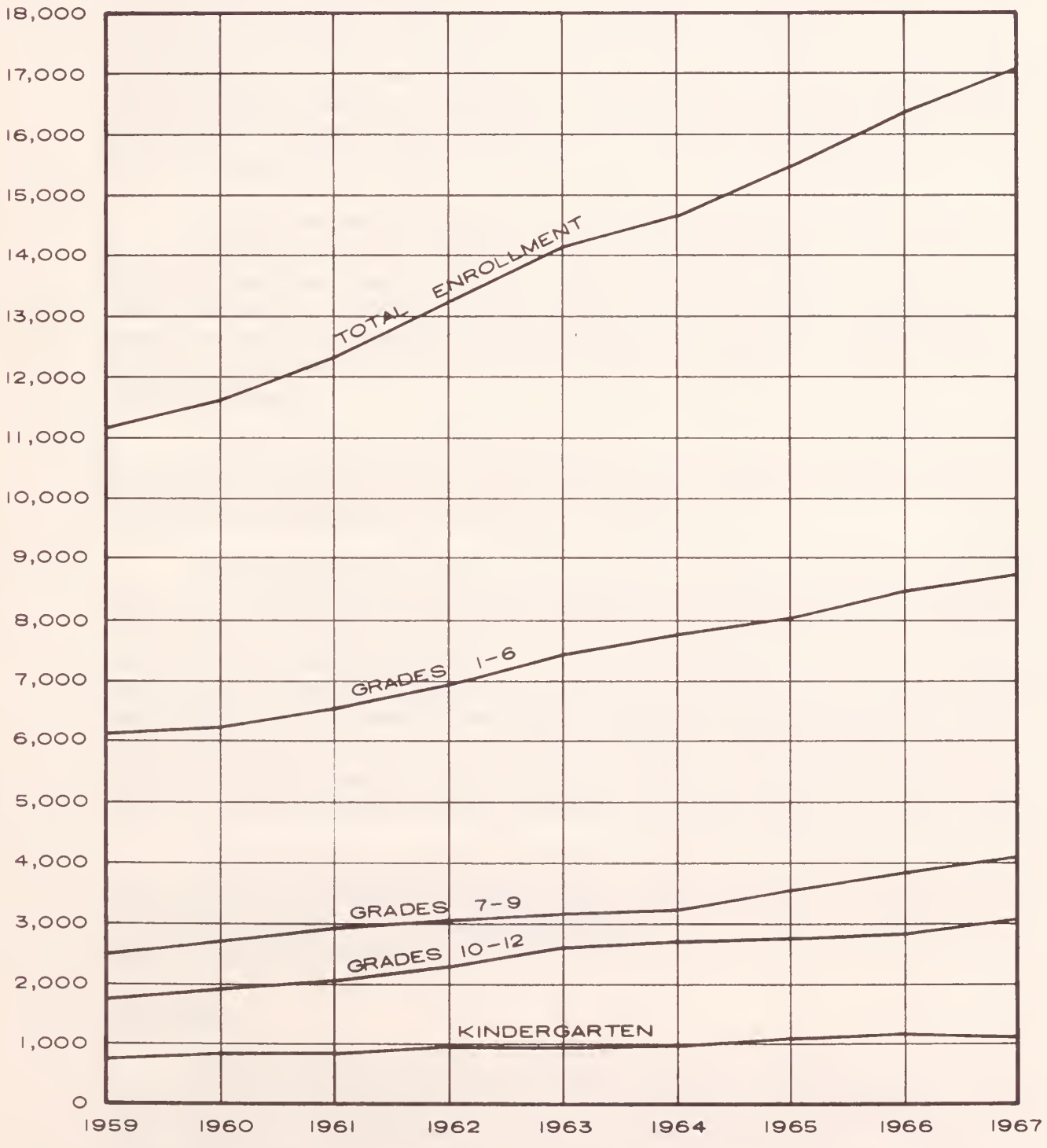
School	1959	1967	Total Increase	Percent Increase
Duval	552	653	101	18%
Finley	753	766	13	2%
Foster	728	825	97	13%
Idylwild *	248	432	184	74%
Jones	904	702	-202	-22%
Kirby-Smith	1,051	911	-140	-13%
Lake Forest	305	765	460	151%
Lanier	998	777	-221	-22%
Littlewood	464	1,037	573	123%
Metcalfe **	541	970	429	79%
Terwilliger *	230	700	470	204%
Williams	513	762	249	49%
Bishop ***	512	1,478	966	189%
Buchholz ****	819	690	-129	-16%
Westwood	489	1,328	839	172%
Gainesville High	1,135	2,215	1,080	95%
(a) Lincoln	1,135	1,576	441	39%
(b) P.K. Yonge	926	912	-14	-2%
St. Patricks	182	282	100	55%

* Opened in 1964 - ** Opened in 1960 - *** Opened in 1962 - **** Discontinued in 1966
(a) Indicates Grades 7-12
(b) Indicates Grades K-12

Source: Alachua County Board of Public Instruction

CHART 7

PUBLIC AND PAROCHIAL SCHOOL ENROLLMENT
GAINESVILLE URBAN AREA
1959 — 1967



University of Florida Student Enrollment

In September 1966 the Planning Division presented a report entitled " Enrollments and Employment, University of Florida and Santa Fe Junior College". This report contains information obtained from several data sources and compiled under one cover. The main objective of the University and Junior College study was to assemble pertinent information and provide summary comparisons, in the form of possible trends, within the framework of the University and Junior College policies and programs. The study was prepared primarily to provide needed information for the Planning Division Staff to be utilized in the preparation of the Gainesville Comprehensive Plan. The following information on the University of Florida and Santa Fe Junior College has been extracted from the recent Planning Division report.

Yearly increases in enrollment at the University have been fairly steady, on the average, from 1958 to 1967,(years for which information is available). Table 23 shows total yearly enrollment, yearly increases, percent increase, total number and percent of female and male students, and total number and percent of married students, for each year. The total growth in enrollment for 1958-1967 was 6,698. The average yearly growth for this period was 744 or an average increase per year of 6 percent.

The total increase for 1962 through 1967 was 5,178 or 77 percent of the total growth for the 1958-1967 period. The average yearly increase for 1962-1967 was 1,036 with an average yearly increase of 7.5 percent.

The ratio of male students to female students has shown a definite change from 1958-1967. In 1958, the male students comprised 75 percent and the female students 25 percent of the total enrollment.In 1967 the male students comprised 66 percent and the female students 34 percent of the total enrollment.This is an increase of 114 percent in total females enrolled and a decrease of 35 percent in total males enrolled from 1958 to 1967.The ratio of male students to female students as a portion of the total enrollment has shown about a 1 percent change per year since 1958. Records compiled by the University of Florida Housing Office indicate that female college students are also increasing faster than the male college students on a national scale.

Married students at the University have consistently comprised about 22 percent of the total enrollment from 1958 to 1967. If this trend continues, the demand for married student residence accomodations both on and off campus will increase proportionately with increases in total enrollment.

Student Mix

The term student mix is the relationship between a combination of three major classifications of students within the total enrollment. The undergraduate students are divided into two categories: (1) the first is the lower level (also referred to as University College) which consists of students who have either freshman or sophomore

TABLE 23

Enrollment By Sex and Marital Status
University of Florida, 1958-1967

Year	Total Enrollment	Yearly Increase	Percent Increase	Total Male Students	Percent of Total	Total Female Students	Percent of Total	Total Married Students	Married Students Percent of Total
1958	12,306			9,263	75%	3,043	25%	2,707	22%
1959	12,710	404	3.3%	9,413	74%	3,297	26%	2,796	22%
1960	13,100	390	3.1%	9,554	73%	3,546	27%	2,921	22%
1961	13,634	534	4.1%	9,691	71%	3,943	29%	2,811	21%
1962	13,826	192	1.4%	9,732	70%	4,094	30%	3,043	22%
1963	14,810	984	7.1%	10,387	70%	4,423	30%	3,214	22%
1964	15,701	891	6.0%	10,964	70%	4,737	30%	3,482	22%
1965	16,874	1,173	7.5%	11,711	69%	5,163	31%	3,592	21%
1966	18,039	1,165	6.9%	12,173	67%	5,866	33%	4,211	23%
1967	19,004	965	5.3%	12,515	66%	6,498	34%	4,181	22%

Source: University of Florida Fact Book and Housing Office

CHART 8

MALE, FEMALE, MARRIED STUDENTS, & TOTAL ENROLLMENT

UNIVERSITY OF FLORIDA 1959-67

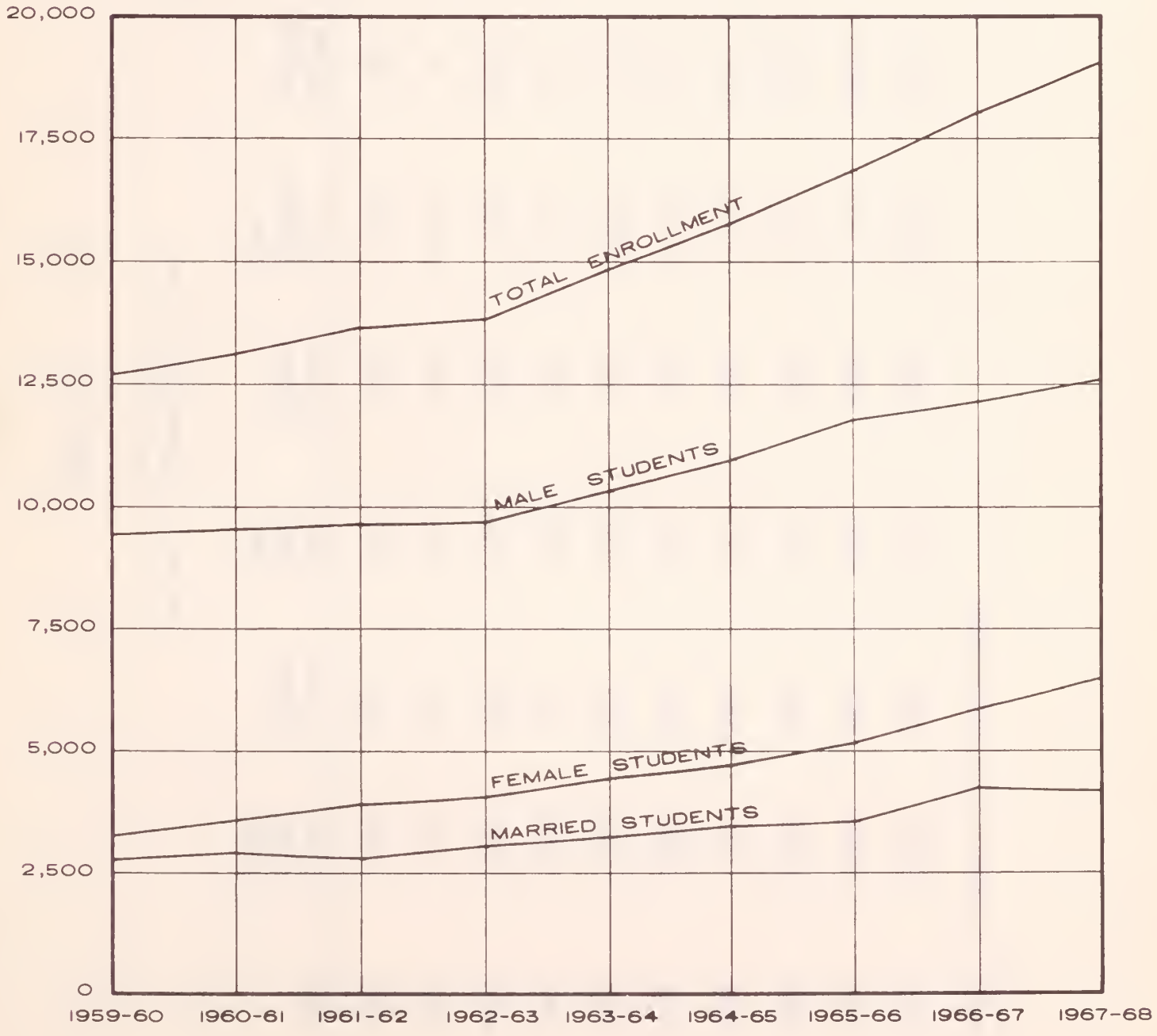


TABLE 24

Student Mix
University of Florida 1958 - 1967

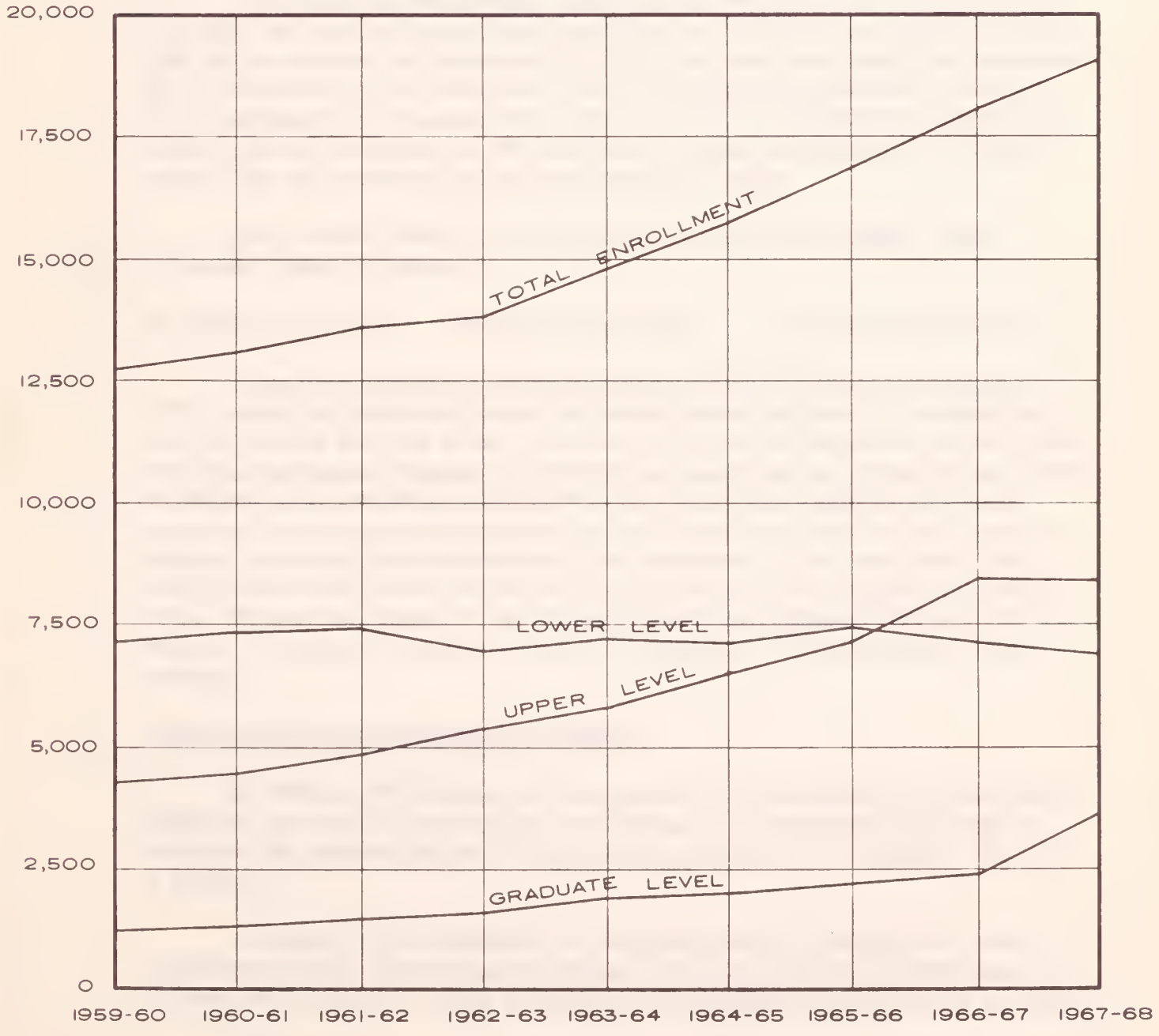
Year	Total Lower Level	Percent of Total	Total Upper Level	Percent of Total	Total Graduate Level	Percent of Total	Total Enrollment	Total Percent
1958	6,996	57%	4,170	34%	1,140	9%	12,306	100%
1959	7,199	57%	4,296	34%	1,215	9%	12,710	100%
1960	7,300	56%	4,491	34%	1,309	10%	13,100	100%
1961	7,403	54%	4,830	36%	1,401	10%	13,634	100%
1962	6,901	50%	5,399	39%	1,526	11%	13,826	100%
1963	7,230	49%	5,741	39%	1,839	12%	14,810	100%
1964	7,190	46%	6,518	41%	1,993	13%	15,701	100%
1965	7,475	44%	7,217	43%	2,126	13%	16,874	100%
1966	7,154	40%	8,471	47%	2,414	13%	18,039	100%
1967	6,898	36%	8,413	45%	3,693	19%	19,004	100%

Source: University of Florida Fact Book

CHART 9

STUDENT MIX, UNIVERSITY OF FLORIDA

1959-67



status; and (2) the second category of undergraduates consists of those who are juniors, seniors, and fifth year students enrolled in five year undergraduate programs. The third major category is comprised of students who have received undergraduate degrees and are enrolled in post graduate programs.

Table 24 shows the total number and percent of the total number of students in the lower, upper, and graduate levels from 1958-1967.

The student mix has changed appreciably in the lower level from 1958-1967. The upper and graduate levels have shown increases, but the changes have been less than the lower level. In the period 1958-1967, the lower level enrollment decreased by 21 percent of the total enrollment, while the upper level increased 11 percent, and the graduate by 10 percent of the total. In 1958, the majority of students were lower level and in the Fall of 1967 the number of upper level students was almost greater than the combined graduate and lower level totals.

The ultimate student mix as established by the Board of Regents, State University System of Florida is :

25 percent lower level 50 percent upper level 25 percent graduate level.

It has been estimated that the student mix will reach these percentages by 1977. During the past several years the greatest growth has been in the upper level with the greatest decrease in the lower level. The Board of Regents has established an enrollment ceiling on freshman at 2,800 for the present and has indicated that it plans to hold the line on freshman enrollment in the future. This means that the future growth of the University student enrollment will come from junior college transfers, transfers from other senior institutions in the sophomore, junior, and senior levels, and graduate students from the University of Florida and other colleges and Universities. The greatest changes in the University enrollment between 1968 and 1977 will occur at the graduate and lower levels if the projected 1977 student mix is to be attained.

Student Enrollment from the State of Florida

In 1966, 11,797 students at the University of Florida came from nine Florida counties. This was 65 percent of the total University of Florida enrollment and 74 percent of the students who are Florida residents enrolled at the University (11,797 ÷ 15,897).

A majority of the students at the University are from Florida's most heavily populated counties. This has been the trend in the past and from all indications these counties will continue to supply a majority of the students at the University of Florida.

Table 25 indicates each of the counties which sent more than 600 students to the University in 1966. The number of students from these counties for 1960 and

TABLE 25

Past and Projected Future Enrollment From Selected Florida Counties
University of Florida, 1960 - 1975

University of Florida Students as a Percent of County Population			1960		1965		1970		1975	
1970	1975	County	County Population	U of F Students	Est. County Population	U of F Students	Est. County Population	U of F Students	Est. County Population	U of F Students
1. 4%	1. 5%	Alachua	74,100	855	88,300	1,318	105,300	1,474	123,200	1,848
0.26%	0.26%	Brevard	111,400	237	192,200	522	280,000	728	406,600	1,057
0. 2%	0. 2%	Broward	333,900	790	423,800	957	530,000	1,060	657,200	1,314
0. 2%	0. 2%	Dade	935,100	2,283	1,089,200	2,829	1,263,200	2,526	1,440,000	2,880
0. 3%	0. 3%	Duval	455,500	1,098	511,500	1,313	572,900	1,718	630,200	1,890
0. 2%	0. 2%	Hillsborough	397,900	675	441,900	725	490,500	981	539,500	1,079
0. 3%	0. 3%	Orange	263,500	582	302,200	926	344,500	1,033	385,800	1,157
0. 2%	0. 2%	Palm Beach	228,106	476	279,900	609	341,500	683	392,700	785
0.25%	0.25%	Pinellas	374,700	871	425,500	987	480,800	1,200	528,900	1,322
Totals			3,174,206	7,871	3,754,500	10,186	4,408,700	11,403	5,103,800	13,332

Source : County Population Estimates were obtained from the Florida Development Commission.

1965 are also given, along with projected estimates for 1970 and 1975, based on past trends and the estimated future growth of the Florida counties.

In 1960 there were 7,871 students from these nine counties, 10,186 in 1965, an estimated 11,403 in 1970, and 13,332 in 1975. If the current trends in enrollment from these counties continue as shown in Table 25, the percentage of the total University of Florida enrollment coming from these counties will range from approximately 48 to 54 percent in 1970 and 44 to 53 percent in 1975.

Student Enrollment from Other States and Counties

Knowledge of the number of University of Florida students who are from other areas in the United States and foreign countries is another indication of the character of Gainesville's population growth and composition. Generally, it can be assumed that these students will remain in the area over short vacation periods and many probably remain over the longer vacation periods. It is probable that these students purchase most or all of their clothing and other necessities in the Gainesville Area since they probably do not travel to their homes at frequent intervals as many of the in-state students do. The out-of-state and foreign students bring their cultural, subcultural, and manner of living with them and introduce these to the native Floridians and other residents of the area. In return these students are introduced to the " ways" of the local residents and the sub-cultural characteristics which help to make Gainesville and northern Florida unique. Residing in the community for the duration of their college years adds a great deal more to the education which these out-of-state and foreign students receive. They in turn contribute to the diverse character of the area and may remain in Gainesville after graduating or may return in later years to work in the area.

The number of out-of-state students at the University increased steadily from 1958 to 1965 and decreased in 1966. Table 26 provides the number of non-Florida students at the University from 1958 to 1966 and the relationship of these students to the total enrollment.

The out-of-state enrollment has remained at about 10 or 15 percent of the total enrollment since 1958. This segment of students increased as a group at a slightly faster rate than the total enrollment. The States which have sent the most non-Florida students to the University of Florida from 1958-1966 are New York, New Jersey, Georgia, Pennsylvania, Ohio, Illinois and Virginia. The total number of students coming from these states declined in 1966 along with the decline for the total non-Florida student enrollment.

The number of students enrolled at the University of Florida from foreign countries increased steadily from 1959 to 1963 and then the rate of yearly growth has slowly declined. Table 27 provides the number of foreign students at the Univer - sity from 1959 to 1966 and the relationship of these students to the total enrollment.

The foreign student enrollment at the University of Florida has remained at about 3 to 4 percent of the total enrollment since 1959. The countries which sent the most students to the University from 1959 to 1966 are Cuba, India, and Formosa, with the remainder of the foreign students nearly equally apportioned among sixty-four countries.

Table 28 provides a comparison of the Florida and non-Florida students at the University since 1958.

TABLE 26

Total Non-Florida Students
University of Florida
1958-1966

Year	Non-Florida Students	Change	Percent Change	Percent of Total Enrollment
1958	1,158			9.4%
1959	1,348	+190	+16.4%	10.6%
1960	1,424	+ 76	+ 5.6%	10.9%
1961	1,533	+109	+ 7.7%	11.2%
1962	1,574	+ 41	+ 2.7%	11.4%
1963	1,894	+320	+20.3%	12.8%
1964	1,950	+ 56	+ 3.0%	12.4%
1965	2,616	+666	+34.2%	15.5%
1966	2,142	-474	-18.1%	11.9%
Total Increase		984	85%	

Source : University of Florida Fact Book

Santa Fe Junior College Enrollment

Santa Fe Junior College was established as a comprehensive community college by the Florida State Legislature in 1965. The college was established to serve primarily the residents of Alachua and Bradford Counties. Credit courses were first offered at SFJC in September 1966.

The response from residents in the Gainesville Area to educational opportunities offered by the Junior College far exceeded the expectations of the College Administration. The enrollment in the first ye ar was much greater than expected which demonstrates the apparent need for such a facility in the community. Table 29 contains the Junior College enrollment by sex and grade level for full and part-time students enrolled in credit courses in January and October, 1967.

TABLE 27

Total Foreign Students
University of Florida
1959-1966

Year	Foreign Students	Increase	Percent Increase	Percent of Total Enrollment
1959	340			2.7%
1960	349	9	2.6%	2.7%
1961	338	-11	-3.2%	2.5%
1962	389	51	15.1%	2.8%
1963	551	162	41.6%	3.7%
1964	651	100	18.1%	4.1%
1965	704	53	8.1%	4.2%
1966	746	42	6.0%	4.1%
Total Increase		406	119%	

Source : University of Florida Fact Book

In January 1967, the Junior College Administration estimated an enrollment of 1,700 to 2,000 in credit courses for October, 1967. This estimate proved to be very close with an actual enrollment of 1,781 in October.

In January 1967, there were 800 full-time and 329 part-time students at SFJC. In October, there were 1,293 full-time and 411 part-time students, an increase from January to October of 493 full-time and 82 part-time students. In both January and October, a majority of the Junior College students were enrolled on a full-time basis.

TABLE 28

Florida, Non-Florida, and Total Number of Students
University of Florida
1958-1966

Year	Florida Students		Non-Florida Students		Total
	Total	Percent of Total	Total	Percent of Total	Enrollment
1958	10,813	88%	1,493	12%	12,306
1959	11,022	87%	1,688	13%	12,710
1960	11,327	86%	1,773	14%	13,100
1961	11,767	86%	1,871	14%	13,634
1962	11,863	86%	1,963	14%	13,826
1963	12,365	83%	2,445	17%	14,810
1964	13,100	83%	2,601	17%	15,701
1965	13,554	80%	3,320	20%	16,874
1966	15,151	84%	2,888	16%	18,039

Source: University of Florida Fact Book

There were 931 freshman and 198 sophomores enrolled at SFJC in January, 1967. In October, the freshman total was 1,257 and the sophomores numbered 447, an increase of 326 and 249 respectively. The increase in sophomores probably is accounted for by the number of students who were enrolled at the Junior College as freshman and are now enrolled as sophomores.

Of the total January enrollment, 1,108 were Florida residents, 18 were from other states, and 35 were from foreign countries. Of the Florida residents, 960 were from Alachua County and 46 from Bradford County. In October, 1,714 students were from Florida, 45 from other states, and 22 from foreign countires. There were 1,320 students from Alachua County and 77 from Bradford County in October. The number of students in the above categories increased from January to October in every instance, except the number of foreign students declined. The above comparative enrollment totals illustrate that the Alachua County Residents far exceed residents of other areas in the Junior College student body.

Santa Fe Junior College also administers a program which provides various

TABLE 29
Enrollment by Grade Level and Sex
Santa Fe Junior College
January and October, 1967

		Men		Women		Total		Total Increase
		Jan.	Oct.	Jan.	Oct.	Jan.	Oct.	
Freshman	Full-time	409	546	262	380	671	926	255
	Part-time	103	133	157	198	260	331	71
Sophomore	Full-time	84	230	45	137	129	367	238
	Part-time	29	34	40	46	69	80	11
Unclassified		-	27	-	50	32	77	45
Total Enrollment College Credit Students		625	970	504	811	1,161	1,781	620

Source : Office of Admissions and Records, Santa Fe Junior College

courses on a non-credit basis. There were 1,800 persons participating in this program in January 1967, with 1,358 enrolled for non-credit courses in October. This is a decline in non-credit students of 442. Possibly some of the non-credit students from January have enrolled in credit courses in October, thereby accounting for a portion of the increase in college credit enrollment and a portion of the decrease in non-credit students.

In January 1967, 597 or 51 percent of the 1,161 credit students were enrolled for the first time for college credit. In October 1967, 750 or 42 percent of the total enrollment were enrolled for the first time in college credit courses.

Santa Fe Junior College has changed and will continue to have a changing effect on the educational characteristics of the Gainesville Area population. The Junior College has enrolled freshman who probably would have otherwise initially enrolled at the University of Florida. It is estimated that a large number of the SFJC students are persons who would never have attended college, but the Junior College has provided them with the opportunity to do so. The Junior College offers employees of various Gainesville Area concerns the opportunity to acquire credit in college courses which will help them in performing their current jobs or to improve their ability to a point which allows them to advance to better jobs.

Income

As indicated in Table 30, which compares the median family income for the Gainesville Urban Area in 1960 with that of other areas, the income of the average urban area family was higher than that for the City of Gainesville, Alachua County, and the State of Florida.

TABLE 30

Median Family Income Gainesville Urban Area and Other Selected Areas 1960

Area	Median Income in Dollars
Gainesville Urban Area	5,302
City of Gainesville	4,702
Alachua County	4,471
Florida (Urban)	4,956
Jacksonville Urban Area	5,365
City of Jacksonville	4,433
Orlando	5,413
Ocala	4,433
Tallahassee	5,487

Source: Official Publications of the United States Bureau of the Census.

The median income for the Gainesville Urban Area was slightly lower than the median income in the other urban areas shown in the above table, with the exception of Ocala. The relationship between the City of Gainesville and the Urban Area regarding median income also existed in Jacksonville, where the median income in the Urban Area was higher than in the City. The Gainesville Urban Area median income was about 16 percent higher than Alachua County and approximately 7 percent higher than Urban Florida in 1960.

Table 31 illustrates the percentage of families within each income range in the Gainesville Urban Area in 1960.

TABLE 31

Estimated Percentage Distribution of Families
According to Family Income
Gainesville Urban Area
1960

Annual Family Income	Percent of Total	Accumulative Percent
Under $ 1,000	4.2	4.2
$ 1,000 - 1,999	9.2	13.4
$ 2,000 - 2,999	10.1	23.5
$ 3,000 - 3,999	11.8	35.3
$ 4,000 - 4,999	12.0	47.3
$ 5,000 - 5,999	9.0	56.3
$ 6,000 - 6,999	9.5	65.8
$ 7,000 - 7,999	7.6	73.4
$ 8,000 - 8,999	6.6	80.0
$ 9,000 - 9,999	4.5	84.5
$10,000 - 14,999	11.2	95.7
$15,000 - 24,999	3.3	99.0
$25,000 and over	1.0	100.0

Source : Official Publications of the United States Bureau of the Census

It is estimated that about 24 percent of the Gainesville Area families had annual incomes of less than 3,000 dollars in 1960. This compares to 31 percent of the Alachua County families and 24 percent of the Urban Florida families with less than 3,000 dollar annual incomes.

The economic situation of non-white families in the Gainesville Urban Area has not kept pace with that of white families. In 1960, the median income for non-white families in the Urban Area was 2,704 dollars with nearly 60 percent of the non-white families having annual incomes less than 3,000 dollars. This compares to a median income for Alachua County non-white families of 2,314 dollars and 2,980 dollars for non-white families in Urban Florida in 1960. Sixty-seven percent of the Alachua County non-white families had annual incomes less than 3,000 dollars and 50 percent of the non-white families in Urban Florida had incomes below the 3,000 dollar level. The non-white families in the Gainesville Area were in a better financial condition than the non-white families in Alachua County, but the average non-white family in the Gainesville Area did not fare as well financially as the average non-white family in Urban Florida.

The median family income for the Gainesville Urban Area is fairly representative of the general economic situation in the area. But, this figure fails to illustrate the situation with regard to the University of Florida students who are an important part of the Gainesville Area population. Although it is generally assumed that the incomes of married students and their families are lower than non-student families, there is a lack of adequate data to accurately determine how much lower the student family incomes are as compared to other families. Data are available from 1960 concerning the incomes of single students and these illustrate that the unrelated individuals in Gainesville are vastly different from families where incomes are concerned. The median income for families and unrelated individuals in the City of Gainesville was $1,748 in 1960. The median income for unrelated individuals in the City of Gainesville was $807 in 1960. These median incomes are very low as compared to the median family income of $4,707 for the City of Gainesville in 1960.

Median income data for unrelated individuals on an Urban Area basis are not available for 1960. This is not a critical deficiency in this instance because a majority of the unrelated individuals resided inside the City. Therefore, a comparison on the basis of the City data adequately illustrates the vast difference in median income among the unrelated individuals and the total population. In comparing the incomes of the families and for unrelated individuals in 1960 it is estimated that 33 percent of the total population in the City of Gainesville had a median income of $807. Translating this comparison to the Urban Area population points out that an estimated 20 percent of the persons in the Urban Area had a median income of $807 in 1960.

The estimated annual median income of all families in the Gainesville Urban Area, after the deduction of Federal Income Tax, was $7,000 in 1967. This is an estimated increase of $1,698 or 32 percent over the 1960 median family income of $5,302. Table 32 provides the estimated percentage distribution of all families by

annual income for the Gainesville Urban Area in 1967.

TABLE 32

Estimated Percentage Distribution of All Families By Annual Income After Deducting Federal Income Tax
Gainesville Urban Area
1967

Annual Income	Percent of Families	Cumulative Percent
Under $ 3,000	16.4	16.4
$ 3,000 - 3,999	8.0	24.4
$ 4,000 - 4,999	8.7	33.1
$ 5,000 - 5,999	8.7	41.8
$ 6,000 - 6,999	8.5	50.3
$ 7,000 - 7,999	7.0	57.3
$ 8,000 - 8,999	6.7	64.0
$ 9,000 - 9,999	7.5	71.5
$10,000 - 14,999	16.2	87.7
$15,000 and over	12.3	100.0

Source : Estimated by Planning Division Staff

The 1967 income estimate was derived through a procedure utilized by Housing Market Analysts of the Federal Housing Administration. (For an explanation of this procedure see Appendix E) The results of this estimation procedure were checked against the results of the Planning Division survey conducted in April 1967, and are found to compare favorably with the incomes reported in the survey.

In the Gainesville Area, the type of dwelling unit in which a family resides usually is a good indication of their financial status. Conversely, the financial status of a family usually determines the type of living accomodations they can reasonably afford. Based on the 1967 population survey the annual incomes for single family households were higher than the median income for all families. The percentage of single family households within the lower income ranges is much lower than for all

TABLE 33

Estimated Percentage Distribution of Households By Annual Income
Gainesville Urban Area
1967

Annual Income	Single-Family Households	Apartment Households	Total Families
Under $ 2,999	13.7	32.2	16.4
$ 3,000 - 5,999	19.5	42.6	25.4
$ 6,000 - 9,999	29.7	20.9	29.7
$10,000 - 14,999	22.2	2.6	16.2
$15,000 and over	15.0	1.7	12.3

Source : Estimated by Planning Division Staff

households and the percentage of single family households in the higher income ranges is greater than for the total.

The distribution for apartment households shows that a much greater percentage have incomes in the lower income ranges than for all households. Table 33 illustrates the estimated percentage distribution of incomes by household type.

The primary reason that apartment household incomes fall in the lower ranges is the large proportion of University of Florida students who reside in apartments.

Because single family households have higher annual incomes and white households have higher annual incomes than non-white households, the sections of the Urban Area with predominantly white, single family households are the higher income areas. Generally speaking, the planning units on or near the Gainesville Corporate Limits contain the higher income families. This is especially true on the southwest, west, and northwest sides of the area.

Labor Force

In 1960, approximately 60 percent of the male residents age 14 and over and about 40 percent of the females in the same age group, in the Gainesville Urban Area, were gainfully employed. Comparable percentages for the State of Florida were 72 percent for males and 35 percent for females age 14 and over. Table 34 shows

TABLE 34

Proportion of Persons 14 Years Old and Over
in Labor Force by Sex
1960

Sex	Gainesville Urban Area	State of Florida	Jacksonville	Orlando	Tallahassee	Ocala
Male	60	72	81	77	72	78
Female	40	35	39	36	21	43

Source : Official Publications of the United States Bureau of the Census

a comparison between the Gainesville Area and other areas in Florida regarding the proportion of persons age 14 and over in the labor force in 1960.

The above comparison is another illustration of the effect the University of Florida students have on the Gainesville Area. The proportion of males age 14 and over in the labor force in the Urban Area is low as compared with other communities and the State of Florida. The large number of males enrolled at the University who are not employed cause the proportion of Gainesville Area males who are employed to be comparatively low. In looking at the percentages for Tallahassee the number of females age 14 and over who are employed is much lower than other communities. This is caused by the large proportion of females enrolled at Florida State University.

The proportion of females age 14 and over in the Gainesville Area labor force would be higher if there weren't a substantial number of women in this age group enrolled at the University. There are a large number of student wives who are employed in Gainesville while their husbands are obtaining a college education and the proportion of working females would be much higher without the University students.

The largest single group in the employed male labor force, in the Gainesville Area, is classified as professional, technical, and kindred workers. The classifications which follow the professional group in terms of total numbers are managers, officials, and proprietors ; craftsmen, foremen , and kindred workers; and service workers, except private household workers. The largest single group in the employed female labor force is the clerical and kindred workers, with the professional, technical, and kindred workers ; service workers except private households; and private household worker classifications containing the next largest number of female workers. Table 35 contains the estimated percentages of persons employed within the major occupational groups in the Gainesville Urban Area.

TABLE 35

Estimated Percentage of Persons Employed
by Major Occupation Groups by Sex
Gainesville Urban Area
1967

Occupation Group	Male	Female	Total
Professional, Technical & Kindred Workers	29.0	19.0	25.1
Farmers & Farm Managers	0.4	0.07	0.3
Manager, Officials & Proprietors	15.3	4.1	11.0
Clerical & Kindred Workers	4.8	29.0	14.2
Sales Workers	6.9	6.3	6.7
Craftsmen, Foremen & Kindred Workers	11.5	0.5	7.3
Operators and Kindred Workers	8.7	4.0	6.9
Private Household Workers	0.2	14.3	5.7
Service Workers, Except Private Household	9.5	17.2	12.5
Farm Laborers and Foremen	0.3		0.2
Laborers, except Mine & Farm	8.0	0.7	5.1
Occupation Not Reported	5.3	4.7	5.1
Total	60.0	40.0	100.0

Source: Estimated by Planning Division Staff

Current employment data regarding the total number of persons employed in the Urban Area were not available at the time this report was prepared. Because of this, the following estimated employment totals are provided on a County basis. These figures were obtained from the Florida Industrial Commission records.

The civilian labor force in Alachua County, as reported by the Florida Industrial Commission, numbered 37,550 in March, 1966. Components of this 1966 work force included 500 unemployed persons, 1,550 agricultural workers, and

35,500 non-agricultural workers. A comparison of the component totals of the Alachua County work force illustrates the great predominance of non-agricultural workers and further indicates the urban character of the area.

Table 36 contains trends in the average annual work force and non-agricultural employment for Alachua County from 1959-1966.

TABLE 36

Trend of Annual Average Work Force and Non-Agricultural Employment - Alachua County, 1959-1966

	Work Force		Non-Agricultural Employment			
			Total		Wage and Salary	
March	Number	Change	Number	Change	Number	Change
1959	27,750		25,550		20,700	
1960	27,950	200	25,800	250	21,250	550
1961	29,150	1,200	26,850	1,050	21,950	700
1962	30,600	1,450	28,300	1,450	23,200	1,250
1963	33,150	2,550	30,950	2,650	25,650	2,450
1964	34,600	1,450	32,400	1,450	26,950	1,300
1965	35,800	1,200	33,700	1,300	28,300	1,350
1966	37,550	1,750	35,500	1,800	30,100	1,800

Source : Florida Industrial Commission

It is estimated that the total work force in Alachua County increased by 9,800 or 35 percent from 1959 to 1966. The non-agricultural wage and salary work force increased by an estimated 9,400 persons or 45 percent for the same period.

In the Gainesville Area, government workers comprise the largest segment of the non-agricultural employment force. This group includes the University of Florida employees who are classified as government workers. Table 37 contains the trend in manufacturing, non-manufacturing, governmental, and non-agriculatural employment in Alachua County from 1959 to 1966.

TABLE 37

Estimated Trend in Manufacturing, Non-Manufacturing, Government, and Total Non-Agricultural Wage and Salary Employment, Alachua County, 1959-1966

Year	Manufacturing		Non-Manufacturing		*Government		Total Non-Agricultural Wages & Salary	
	Number	Change	Number	Change	Number	Change	Number	Change
1959	2,550		18,150		10,450		20,700	
1960	2,650	100	18,600	450	10,900	450	21,250	550
1961	2,600	-50	19,350	750	11,050	150	21,950	700
1962	2,800	200	20,400	1,050	11,750	700	23,200	1,250
1963	2,900	100	22,750	2,350	13,050	1,300	25,650	2,450
1964	2,900		24,050	1,300	13,800	750	26,950	1,300
1965	2,700	-200	25,600	1,550	14,300	500	28,300	1,350
1966	3,200	500	26,900	1,300	15,100	800	30,100	1,800

* Government is included in non-manufacturing data and is shown as a separate category because of its large number of employees.

Source: Florida Industrial Commission

The above table illustrates that the manufacturing employment in Alachua County comprised 12.3 percent of the total non-agricultural wage and salary employment in 1959 and accounted for 10.6 percent in 1966. The non-manufacturing employment comprised 87.7 percent of the non-agricultural wage and salary employees in 1959 and accounted for 89.4 percent in 1966. The non-manufacturing employment increased an estimated 8,750 or 48 percent from 1959 to 1966. For the most part, the increase in non-manufacturing employment is reflected in the growth of the government segment of the employment force. The government employment force increased by about 4,650 from 1959 to 1966. Since 1959, the government employees have comprised approximately 50 percent of the non-agricultural wage and salary employment force. The increases in employment at the University of Florida are the principal portion of the governmental and non-agricultural wage and salary employees since 1959. The University of Florida employees increased about 3,133 from 1961 to 1966. This is nearly 70 percent of the total increase in government employees from 1959 to 1966.

The principal employer in the Gainesville Area is the University of Florida with an estimated employment force of 10,330 in October of 1966. Other principal employers in the Gainesville Area are Sunland Training Center, City of Gainesville, Alachua County, General Electric, and Sperry-Rand.

The labor market in the Gainesville Area is considered tight with a fairly low unemployment rate. In March, 1959 there were an estimated 700 unemployed persons, or 2.5 percent of the work force in Alachua County were unemployed. The unemployment ratio in 1966 was estimated at 1.3 percent of the county employment force or 500 persons out of an estimated employment force of 37,550.

Marital Status

Chart 10 depicts graphically the marital status of the Gainesville Area population age 14 and over in 1960. It is evident from this chart that there were a large number of single persons in the area in 1960 and the same situation exists at the present time. This is caused primarily by the large number of single students at the University of Florida. In 1960 the single male comprised 63 percent of the single persons age 14 and over. Within this single group were approximately 10,000 University students. When comparing the non-white population to the total urban area population there were considerably more married persons as a percent of the non-white population than in the total population.

Another striking difference between the sexes in regard to marital status existed in the widowed population. Of the total widowed population, the females comprised 84 percent and males only 16 percent. This difference by sex in the widowed classification may be partially attributed to a higher death rate among men than women. In addition, it is possible there is a greater proportion of remarrying among men than women. The influence of these two factors was also evidenced in relation to the divorced classification. In this classification 70 percent of the total divorced persons were women.

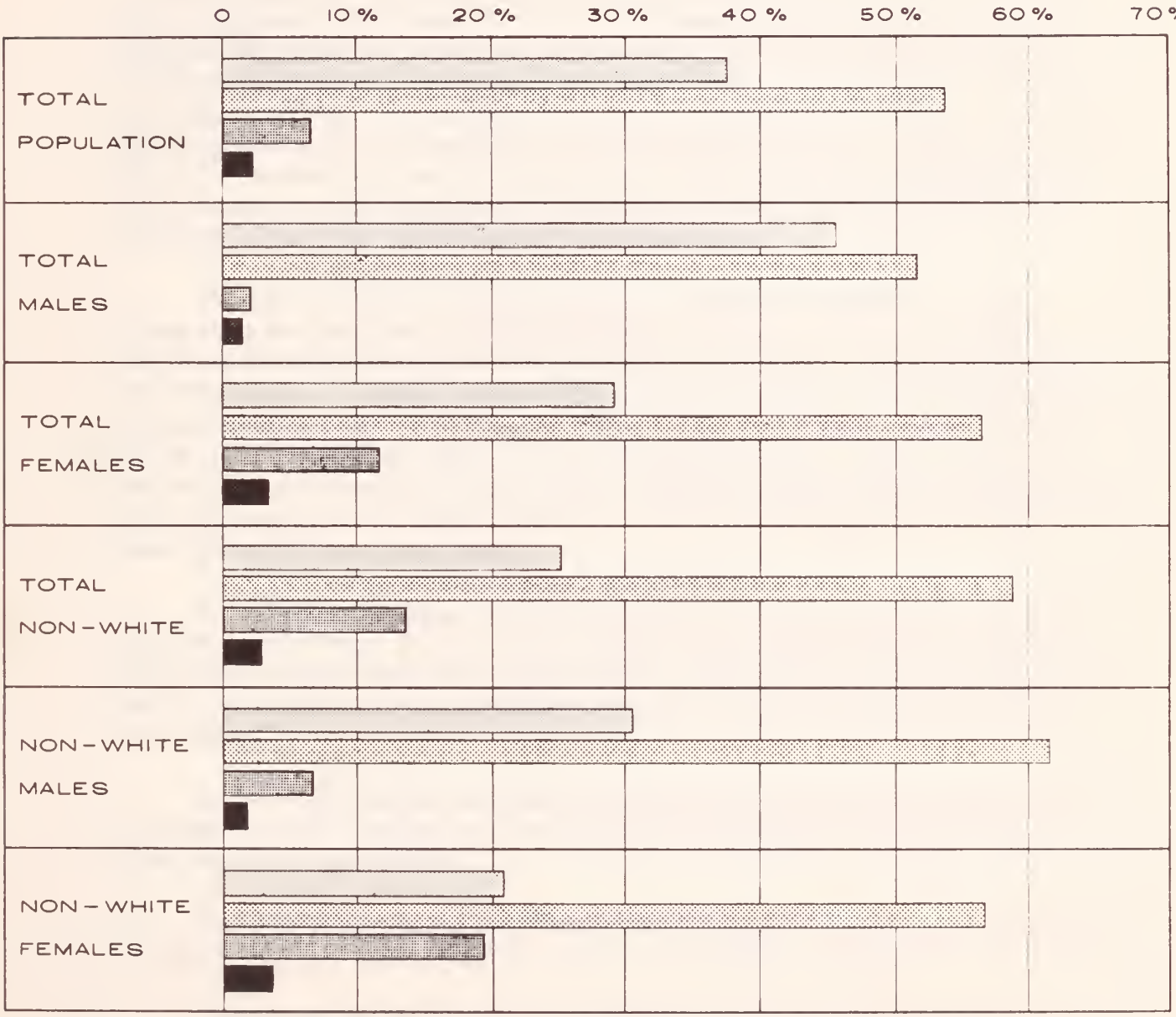
Based on the results of the 1967 population survey, approximately 70 percent of the persons age 19 and over in the Gainesville Area household population are married. A vast majority of the widowed and divorced persons reside in single family homes whereas, approximately 60 percent of the persons age 19 and over in Gainesville Area apartment households have never been married. This situation exists because of the number of single University of Florida students who reside in apartments.

Spatial Distribution of the Population

Two types of population distribution are pertinent to this study. The first type relates to daytime distribution, or how people are distributed at different hours of the day; and the second type is concerned with the residential distribution of the population, or their places of residence. The daytime population distribution in the Gainesville Area will be discussed briefly in this report, but it will be covered more

CHART 10

MARITAL STATUS FOR TOTAL AND NON-WHITE POPULATION AGE 14 AND OVER GAINESVILLE URBAN AREA 1960



KEY:

SINGLE

MARRIED

WIDOWED

DIVORCED

extensively in the forthcoming Economic Base Study.

The largest single area of daytime population concentration is the University of Florida campus. The University of Florida has a 1967 enrollment of about 19,000 and an employee force of about 11,000. All of these 30,000 persons are not on the campus at one given time during the daytime hours, but there could conceivably be 20,000 to 25,000 persons attending classes and/or working on the campus at one given time during each day. The employee force is more permanent in that most of the employees go to work in the morning and remain on-campus until the working day is completed. The students who reside off-campus may travel to and from the campus one or more times during each school day. The students who reside on-campus may travel to other parts of the urban area during any given school day.

On May 8, 1967, the Gainesville Sun reported the results of a survey on vehicle movement and parking at the University of Florida. The survey counted a total of 20,000 vehicles either entering or leaving the campus, or traveling from one part of the campus to another during a 12 hour period. There were also another 6,900 vehicles traveling in the area around J. Hillis Miller Health Center. Many of these vehicles were counted more than once. It was noted that many vehicles made from three to four trips during the survey period. The survey showed 2,000 vehicles parking on the main campus at all times. There were 1,671 vehicles parked at the Health Center at the 2:00 p.m. peak hour.

According to the survey, the most heavily traveled entrance to the main campus is the intersection of SW 8th Avenue (Radio Road) and SW 13th Street where 3,500 vehicles passed during the 12 hour period. The North-South Drive and University Avenue intersection was the second busiest entrance with 3,000 vehicles recorded for the period.

At the Health Center, the hospital entrance was the most heavily used with the Center Drive and Archer Road intersection accommodating a majority of the remaining Health Center traffic.

The times of day for the most concentrated movement of vehicles at the University were 7:30 - 9:00 a.m., 12:00 - 1:30 p.m., and 4:30 - 6:00 p.m.

These survey results illustrate the probable time of day when the auto driving population concentration is highest at the University. This doesn't account for the pedestrian students and employees, but it is conceivable that the number of pedestrian students and employees also increases correspondingly with the auto oriented segment.

The schools in the urban area are another source of high population concentration during daytime hours. These schools are dispersed throughout the area and the total number of persons at each location is provided in the section of this report dealing with education.

Places of employment provide other major attractors for daytime population

distribution in the Gainesville area. The central business district is one of the major areas of high daytime population concentration. Not only are there a large number of working people located in the downtown area, but a large number of persons travel into, out of, and through this area to shop and transact various types of business. The shopping centers located throughout the area are similar to downtown in that a permanent employee force spends most of each working day there and a large number of persons visit the shopping centers each day to shop and conduct various types of business.

Since the manufacturing employment is comparatively low in Gainesville, this type of daytime distribution is not as great as in other cities. The major concentrations of manufacturing employment are located near the boundaries of the urban area and outside the area. This means that a majority of these employees probably travel from within the urban area out to these manufacturing concerns in the morning and back in the evening.

Residential population in the Gainesville area cannot be defined by exact boundaries. The Gainesville City Limits are not the practical boundaries of the residential population. Fifteen to twenty years ago, the residential population was concentrated within the central area of the old city. In more recent years the Gainesville area has become less centralized and the urban population has increased, with the rural population decreasing, or at best, remaining constant.

The primary growth in residential population since 1960 has extended to the west, northwest, northeast, and near south side. Population growth to the east and southwest has occurred, but to a limited extent. There has been some growth to the southeast with the development of Lincoln Estates and some scattered subdivisions in previously undeveloped areas.

A great deal of the more recent residential growth in the west, northwest and southeast has been of a " leap frog " character where subdivisions have been developed at some distance from homes nearer the center of the area. Later, land between these developed areas is platted and residences constructed thereby filling many of the vacant areas created by the " leap frogging ". This process is still occurring at the present time and will, in all probability, continue to occur as long as potential residential land remains available.

Almost without exception there are barriers to residential growth on all sides of the urban area. The west, northwest and southwest can be considered the exceptions. On the east, Newnans Lake and swampy unbuildable soils are constraints to development as are Payne's Prairie and the University on the south and near southwest. On the north and northeast there are large holdings of land in corporate ownership which have and probably will continue to restrict residential growth.

As pointed out previously, most of the older corporate area of Gainesville is substantially developed. A great deal of new residential development has occurred

near the outer portion of the corporate area since 1960. This is especially true west of NW 34th Street on the north and south sides of State Road 26; along NW 16th Avenue extending west from NW 13th Street ; in the northeast north of NW 16th Avenue between Main Street and Waldo Road ; south and southeast of Lincoln High School ; and on both sides of SW 16th Avenue between Main Street extending west across SW 16th Street.

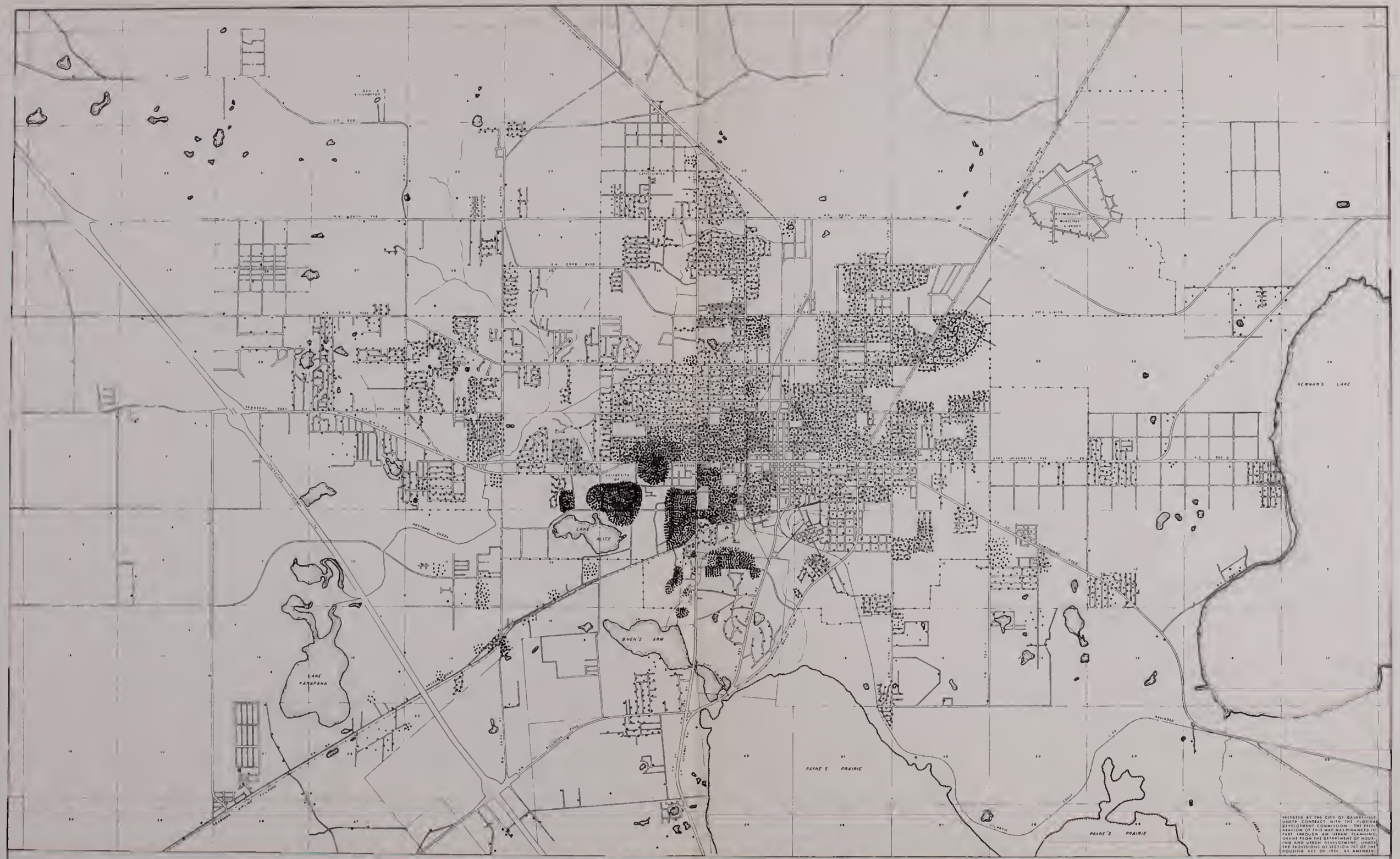
There is also a great deal of new residential growth outside the corporate limits on the north and south sides of Newberry Road, NW 23rd Boulevard, and NW 39th Avenue ; on the east and west sides of Kincaid Road in the southeast ; and some scattered growth on either side of Hawthorne Road, South 441 and Williston Road. (See map of population distribution for a visual explanation of residential population growth and distribution)

Because the University of Florida students possess unique characteristics, it is helpful to know where they reside within the Gainesville Area. The location of all University students according to their places of residence, as listed in the University of Florida Student Directory for Fall, 1966, have been enumerated by residence category and each student was plotted on a map of the Urban Area according to place of residence. Table 38 indicates the various categories and total number of students within each category for 1966.

The official total enrollment at the University for Fall 1966, was listed at 18,039. The student directory count enumerated 18,019 persons. There were an estimated 9,500 persons living on the campus in January 1, 1967, with about 6,900 of these being students and about 2,600 student wives and children. There were an additional 580 students in fraternity and sorority houses and cooperative living units which are located adjacent to the campus.

One of the most concentrated living areas for off-campus students, which is not immediately adjacent to the campus, is the apartment development along SW 16th Avenue between Main Street extended west across SW 13th Street to SW 16th Street near the Veteran's Administration Hospital. Another area which had several student residents in Fall 1966, is located on the west side of SW 34th Street south of Newberry Road. This area can be expected to accomodate many more apartments for students because of its proximity to the University and because the owners of the properties in this area propose to develop them for apartments. Mr. Carl Opp, Director of the Off-Campus Housing Section of the University of Florida Housing Office, has expressed the opinion that the relocation of the law school nearer the west side of the campus will probably increase the apartment demand in the Newberry Road and 34th Street area.

The greatest concentration of off-campus students is found immediately east and north of the University of Florida Campus. These areas contain a combination of low and high rise multi-family structures, duplexes, triplexes, quadruplexes, rooming houses, religious living units, single family houses, and the fraternity and



LEGEND
EACH DOT REPRESENTS APPROXIMATELY 10 PERSONS

POPULATION DISTRIBUTION 1967
GAINESVILLE URBAN AREA

SCALE IN FEET

N

DEPARTMENT OF COMMUNITY DEVELOPMENT GAINESVILLE, FLORIDA 1967

PREPARED BY THE CITY OF GAINESVILLE UNDER CONTRACT WITH THE FLORIDA DEVELOPMENT COMMISSION. THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED

sorority houses previously mentioned.

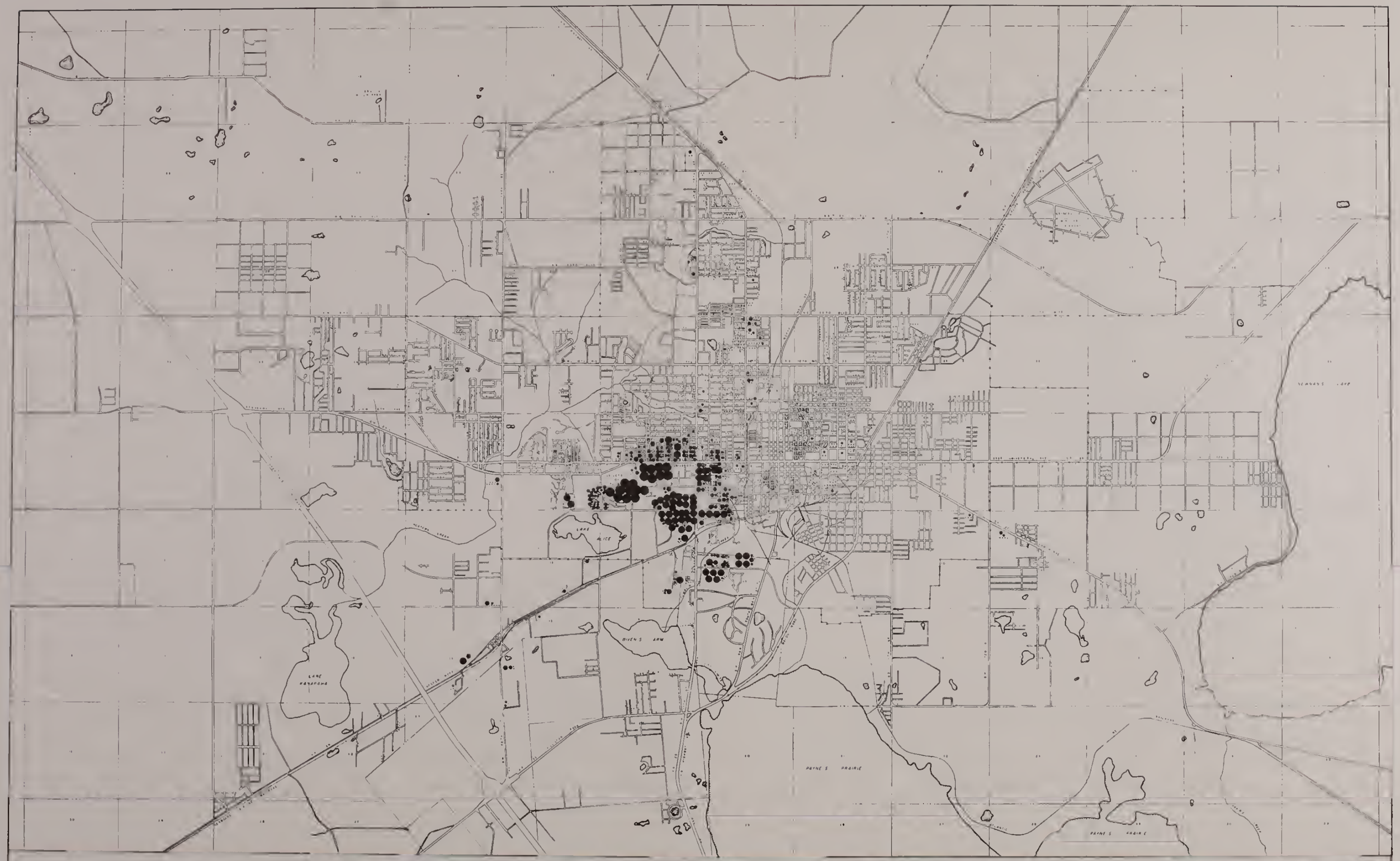
TABLE 38

Student Residences
University of Florida
Fall 1966

Residence Type			Total Number of Students
Fraternity and Sorority	On-Campus	1,065	
	Off-Campus	463	
			1,528
Residence Halls	On-Campus		5,706
Married Student Housing	On-Campus		969
Off-Campus in Gainesville		6,843	
University Station Mail Box		893	
			7,736
Rural Routes in Gainesville		214	
Urban Area outside City Limits		597	
			811
Alachua County, Outside Urban Area			108
Other Towns and Cities Outside Alachua County			507
No Address Given			654
			18,019

Source: University of Florida Student Directory

A very significant aspect of student residence distribution is the number of students who reside in the areas of the City which contain predominantly single family residences. In these areas there are also small concentrations of duplex, triplex, quadruplex and other multi-family apartment developments. As shown on the student residence location map, these areas extend from Depot Street north to NE 39th Avenue between Waldo Road and Main Street; from University Avenue north to the City Limits between North Main and 13th Streets;and west from 13th Street to the City Limits between University Avenue - Newberry Road and NW 16th Avenue.



· 1 STUDENT
· 10 STUDENTS
• 25 STUDENTS
• 50 STUDENTS
● 100 STUDENTS
● 200 STUDENTS

SOURCE 1966-67 UNIVERSITY OF FLORIDA STUDENT DIRECTORY

STUDENT LOCATION BY RESIDENCE

0 1000 2000 4000 6000 8000
SCALE IN FEET

N

DEPARTMENT OF COMMUNITY DEVELOPMENT GAINESVILLE, FLORIDA 1967

The student directory count indicated that more than 800 students were living outside the City of Gainesville within the urban area in October, 1966. Many of these students were concentrated in the mobile home parks along SW Archer Road and SW 34th Street.

Mobility of the Population

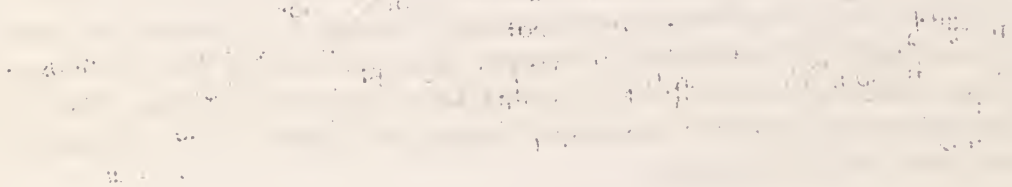
Since World War II there has been an increasing amount of concern about the mobility of the American people. Of importance to this study, is the mobility of the population into and out of the area and the amount of movement within the urban area from one home to another. Gainesville experiences a fairly high amount of mobility with the movement into and out of the area by the University of Florida students. There is also a fairly large amount of movement into and out of the area by a segment of the University staff personnel.

Based on the 1967 population survey, it is estimated that about 60 percent of all Gainesville Area households have been established here for less than 10 years. It is estimated that only about 5 percent of apartment households have been established in the area for 10 years or more. An estimated 55 percent of the single family households have been established in Gainesville for 10 years or longer. This indicates a high degree of mobility for all households and especially for apartment household members.

It is estimated that the median number of years in Gainesville for households established less than 10 years is slightly over 2 years. The median length of time in the Gainesville Area for all households is estimated at between 8 and 9 years.

A majority, or an estimated 65 percent of all Gainesville Area residents have either lived in Gainesville since birth or have moved here from another area of Florida. The leading areas of the United States where the present area residents lived before moving here are the Northeast States ; Southeast States other than Florida ; Mid-Atlantic States; and Mid-West States. An estimated 30 percent of Gainesville households expect to remain here indefinitely. In many cases, this means that the parents will remain here, although some or all of their children may move to other areas. It is estimated that almost 20 percent of the present households expect to move to another city within the next one or two years.

Movement from one location to another within the Gainesville Urban Area has a significant effect on the characteristics of various planning units. For example, many families who live in houses which they consider to be of inadequate size desire a larger and newer house and move to a new location which is usually more distant from the central area than their previous one. Certain planning units experience a fairly high amount of population " turn-over " in that new residents move to the area, locate initially in these planning units, and after living there for a period of time relocate in another part of the urban area.



Compared to single family residents, there is a fairly high degree of mobility among apartment residents. In the apartment households, approximately 25 percent of the respondents in the population survey indicated they planned to move to another area of Gainesville within the next one or two years. Although there are no firm statistics to substantiate the fact, it is assumed that many University of Florida students who reside in apartments move fairly frequently. A certain segment of these residents move into the newest apartment complex and when a newer apartment area is developed they move into this one.

The population survey indicated that approximately 7 percent of the single family household residents expect to move to a new Gainesville Area address within the next one or two years. Approximately 12 percent of the total 1967 urban area households plan to move from their present locations to another within the urban area. Of this 12 percent, 2 out of 5 expect to relocate in the northwest section of the urban area. This would indicate that many of the present apartment dwellers expect to move into single family residences.

HOUSING CHARACTERISTICS

Housing Supply

Tabulations from the 1960 Census Enumeration District Tables indicate there were a total of 15,056 dwelling units in the Gainesville Urban Area in 1960. As of January 1, 1967 it was estimated there were 20,960 units in the urban area. This is an estimated increase of 5,904 units, or 39 percent, and an average annual increment of nearly 850 units per year since 1960. The 1967 estimate was derived from housing unit totals contained in the Gainesville Neighborhood Analysis, 1965. The totals from this 1965 report were updated to January 1, 1967 using the residential dwelling unit occupancy permits issued by the City of Gainesville and building permits issued by Alachua County.

The 1967 estimated number of dwelling units were enumerated by the Planning Division Staff from land use maps and dwelling unit counts prepared in the Planning Division office. Table 39 contains the estimated number of dwelling units according to type for January 1, 1967.

Between January 1, 1967 and October 31, 1967, there were 880 dwelling units added to the total urban area inventory of housing. Of these new dwellings, 593 are located in the City of Gainesville and 287 in the Alachua County portion of the urban area. These new dwelling units included 403 single family dwellings, 423 apartment dwelling units, and 54 mobile homes. Table 40 provides the estimated housing stock for the Gainesville Urban Area as of October 31, 1967.

TABLE 39

Estimated Housing Inventory by Type of Unit
Gainesville Urban Area
January 1, 1967

Type of Dwelling Unit	Estimated Number of Units	Percent of Total
Single Family	14,491	69.1
Apartment	5,662	27.0
Mobile Home	807	3.9
Total	20,960	100.0

Source: Planning Division Estimates

TABLE 40

Estimated Housing Inventory by Type of Unit
Gainesville Urban Area
October 31, 1967

Type of Dwelling Unit	Estimated Number of Units	Percent of Total
Single Family	14,894	68.2
Apartment	6,085	27.9
Mobile Home	861	3.9
Total	21,840	100.0

Source: Planning Division Estimates

The additions to the housing stock in 1967 have increased the apartments and decreased the single family dwellings as a percent of the total. The mobile homes have remained constant as a percentage of the total housing stock through the first 10 months of 1967.

Of the total dwelling units added in 1967, 95 percent of the apartment dwellings were constructed in the City, whereas 47 percent of the new single family dwellings are located in the City. In contrast to this, nearly all of the additional mobile homes are located outside the City boundaries.

Housing - University of Florida

The housing situation at the University of Florida has a great effect on the housing supply in the Gainesville Area. The greater the supply of student housing at the University the less the demand for residential space in the community for University students. The amount of housing which the University can provide each year for the total enrollment has a direct bearing on the amount of student oriented housing which can be reasonably supplied in the community. As of July 1, 1967, the policy of the University of Florida relative to the amount of residential space provided for students in University housing was as follows.

According to Dr. Harold Riker, Director of Housing, the University of Florida will attempt to provide housing accomodations for 55 percent of the total University enrollment. This includes fraternities and sororities. In September, 1966, the University provided housing for about 47 percent of the total enrollment. The off-campus students residing in all types of residences in the Gainesville Urban Area comprised about 50 percent of the total enrollment. The on-campus students and those residing in the Gainesville Urban Area comprised about 97 percent of the total enrollment in the Fall of 1966.

Table 41 illustrates a breakdown of the estimated housing accomodations at the University of Florida in October, 1967.

TABLE 41

On-Campus Residence Spaces
University of Florida
Fall, 1967

Type of Residence	Number of Students	Percent of Total
Married Housing	956	10.7
Residence Halls, Men	3,434	38.4
Residence Halls, Women	2,917	32.6
Fraternities	1,044	11.4
Sororities	518	5.6
Cooperatives	112	1.3
Totals	8,947	100.0

Source : University of Florida Housing Office

Tenure of Occupancy

In 1960, 8,131 or 58.7 percent of the dwelling units in the Gainesville Urban Area were owner occupied and 5,734 , or 41.4 percent were renter occupied. The following table provides the 1960 housing tenure in greater detail.

TABLE 42

Tenure of Occupancy by Race
Gainesville Urban Area
1960

Tenure	Total Units	Percent of Total
White:		
Owner Occupied	6,871	62.1
Renter Occupied	4,198	37.9
Non-White:		
Owner Occupied	1,260	45.1
Renter Occupied	1,536	54.9
Total Units:		
Owner Occupied	8,131	58.7
Renter Occupied	5,734	41.4

Source: Official Publications of the United States Bureau of the Census.

The above table illustrates that, among the white households, a much higher percentage were owner occupied than among non-white households in 1960. A larger number of non-white households were renter occupied than were owner occupied.

Of the total 13,865 occupied dwelling units in the Urban Area in 1960, 20.2 percent were occupied by non-whites and 79.8 percent by whites.

In January 1967, it was estimated there were about 19,490 occupied dwelling units, of which 17.6 percent were occupied by non-whites and 82.4 percent by whites. This is an increase in white households and a decrease in non-white house -

holds as a percent of the total number of households since 1960.

In January 1967, an estimated 11,300 , or 58 percent, of the dwelling units in the Gainesville Urban Area were owner occupied and 8,190 or 42 percent were renter occupied. In single family dwellings, it was estimated that about 85 percent are owner occupied. It is estimated that the large amount of apartment construction in recent years has slightly reduced the percent of owner occupied dwellings in the urban area. Because most of these apartments are occupied by white persons, the tenure of occupancy for white households has undoubtedly changed with an increase in the percent of renter occupied dwellings. The tenure of occupancy for non-white households has probably been the reverse of that for whites with an increase in the percent of non-white owner occupied dwellings due to the development of Lincoln Estates.

Vacancy

According to the 1960 Census of Housing, there were 1,191 vacant dwelling units in the Gainesville Urban Area. Of this total, 739, or 62 percent, were non-dilapidated dwellings which were available for rent or for sale. The vacancy ratio for all types of vacant dwellings was 7.9 percent and for available vacant dwellings was 4.9 percent. There were 457 available vacant dwellings for rent and 282 for sale in 1960. This is a vacancy ratio of 8.0 percent for renter dwellings and 3.5 percent for homeowner dwellings. The following table provides a detailed breakdown of vacant dwellings for 1960.

TABLE 43

Vacant Dwellings and Vacancy Ratios
Gainesville Urban Area
1960

Type of Vacant Unit	Number of Vacant Units	Total Dwelling Units	Vacancy Ratio
Available Vacant	739	15,056	4.9%
For Rent	457	5,734	8.0%
For Sale Only	282	8,131	3.5%
Other Vacant	452	15,056	3.0%
Total Vacant	1,191	15,056	7.9%

Source: Official Publication of the United States Bureau of the Census

In 1960, nearly 40 percent of the total vacant dwelling units were classified as " other vacant " which means they were vacant, but were not available for human occupancy. Because of the demolition of many of these dwellings since 1960, the estimated percent of the total vacant dwellings classified as " other vacant " was 25 percent in January, 1967.

In January 1967, there were an estimated 1,470 vacant dwelling units in the Gainesville Urban Area for a vacancy ratio for all vacant dwellings of 7.0 percent. The available vacant dwelling units were estimated at 1,100 for a vacancy ratio of about 5.2 percent.

A postal vacancy survey conducted in the Gainesville Area in October 1966 covered about 67 percent of the total households and reported a much lower vacancy ratio than the estimate for January, 1967. This difference plus the findings of vacancy surveys conducted by the off-campus Housing Section of the University of Florida Housing Office indicate that housing vacancies change with the time of year in the Gainesville Area. This is due to the presence of the University of Florida and the fluctuation in enrollment and University of Florida personnel changes. The number of vacancies are much lower in the fall of the year than in spring and are much higher in the summer than at any other time of year.

In January and again in May of 1967, the off-campus Housing Section at the University conducted telephone surveys of vacancies in 27 off-campus housing projects. An identical sample was used for both surveys and contained apartment projects in all sections of the area. All of the apartments constructed in the past three years were surveyed, with the size of the sample projects ranging from 8 to 360 units. Table 44 illustrates the general findings of the surveys.

TABLE 44
Vacancy Surveys, Off-Campus Apartments
Gainesville Urban Area
January and May, 1967

Date	Total Apartment Projects Surveyed	Total Apartment Units	Total Vacant Units	Vacancy Ratio
January * 1967	27	1,760	129	7.3%
May 1967	27	1,840	327	17.8%

* Exludes Landmark Apartments which were not yet open for occupancy.
Source: University of Florida Off-Campus Housing Office.

The University was in a full session in January but was in the first half of the spring trimester in May. This was the equivalent of summer recess for many students and this created the higher vacancy ratio. Therefore, it can be reasonably assumed that an average yearly renter housing vacancy ratio of about 7 or 8 percent is fairly accurate.

Population and Housing Statistics for Small Areas

In order to project and forecast future population growth and composition with an acceptable degree of accuracy it was necessary to compile statistical data for most of the population and housing characteristics for small segments of the urban area. This was done on the basis of planning units or groups of planning units when it became impossible to separate data between planning units.

The statistics for 1960 were compiled from the Census Enumeration District Tables and include data for Alachua County, as well as, the Gainesville Urban Area. The 1967 statistics are estimates based on the 1960 data, the April 1967 Population Survey, and other reports and data available to the Planning Division.

The following tables summarize the totals for each characteristic for the Urban Area and Alachua County in 1960 and for the Urban Area in 1960 and 1967. Following these are more detailed tables and illustrations for 1960 and 1967 which contain the planning units and groups of planning units into which the Urban Area has been divided, and the statistical data for each of the smaller areas.

TABLE 45
Population and Housing Characteristics
Gainesville Urban Area and Alachua County
1960

Characteristics	Urban Area	Alachua County Outside Urban Area	Alachua County
Total Population	53,111	20,963	74,074
Non-White Population	11,064	8,544	19,608
White Population	42,047	12,419	54,466
Number of Persons, 18 & Under	19,917	8,703	28,620
Number of Persons, 19 & Over	33,194	12,160	45,354
Number of Females	25,695	10,524	36,219
Number of Males	27,416	10,439	37,855
Total Housing Units	15,056	6,506	21,562
Occupied Housing Units	13,865	5,652	19,517
Vacant Housing Units	1,191	854	2,045
Vacancy Ratio	7.9%	13.1%	9.5%
Population in Households	45,246	20,319	65,565
Population Per Household	3.26%	3.60%	3.36%
Total White Households	11,069	3,536	14,605
Total Non-White Households	2,796	2,116	4,912
Owner Occupied Households			
White	6,871	2,545	9,416
Non-White	1,260	1,281	2,541
Renter Occupied Households			
White	4,198	991	5,189
Non-White	1,536	835	2,371

Source: Official Publications of the United States Bureau of the Census

TABLE 46

Population and Housing Characteristics
Gainesville Urban Area
1960 & 1967

Characteristics	1960	Estimated 1967	Estimated Change
Total Population	53,111	72,000	18,889
Non-White Population	11,064	13,363	2,299
White Population	42,047	58,637	16,590
Number of Persons, 18 & Under	19,917	26,630	6,713
Number of Persons, 19 & Over	33,194	45,370	12,176
Number of Females	25,695	34,925	9,230
Number of Males	27,416	37,075	9,659
Median Age	22.9	23.3	0.4
Total Housing Units	15,056	20,960	5,904
Occupied Housing Units	13,865	19,490	5,625
Vacant Housing Units	1,191	1,470	279
Vacancy Ratio	7.9	7.0	-0.9
Population in Households	45,246	62,500	17,254
Population per Household	3.26	3.20	-0.06
Total Non-White Households	2,796	3,436	640
Total White Households	11,069	16,054	4,985
Owner Occupied Households			
White	6,871	9,325	2,454
Non-White	1,260	1,700	440
Rental Occupied Households			
White	4,198	6,729	2,531
Non-White	1,536	1,736	200
Persons Per Acre	0.7	0.9	0.2

Source: Official Publications of the United States Bureau of the Census and Estimates by Planning Division.

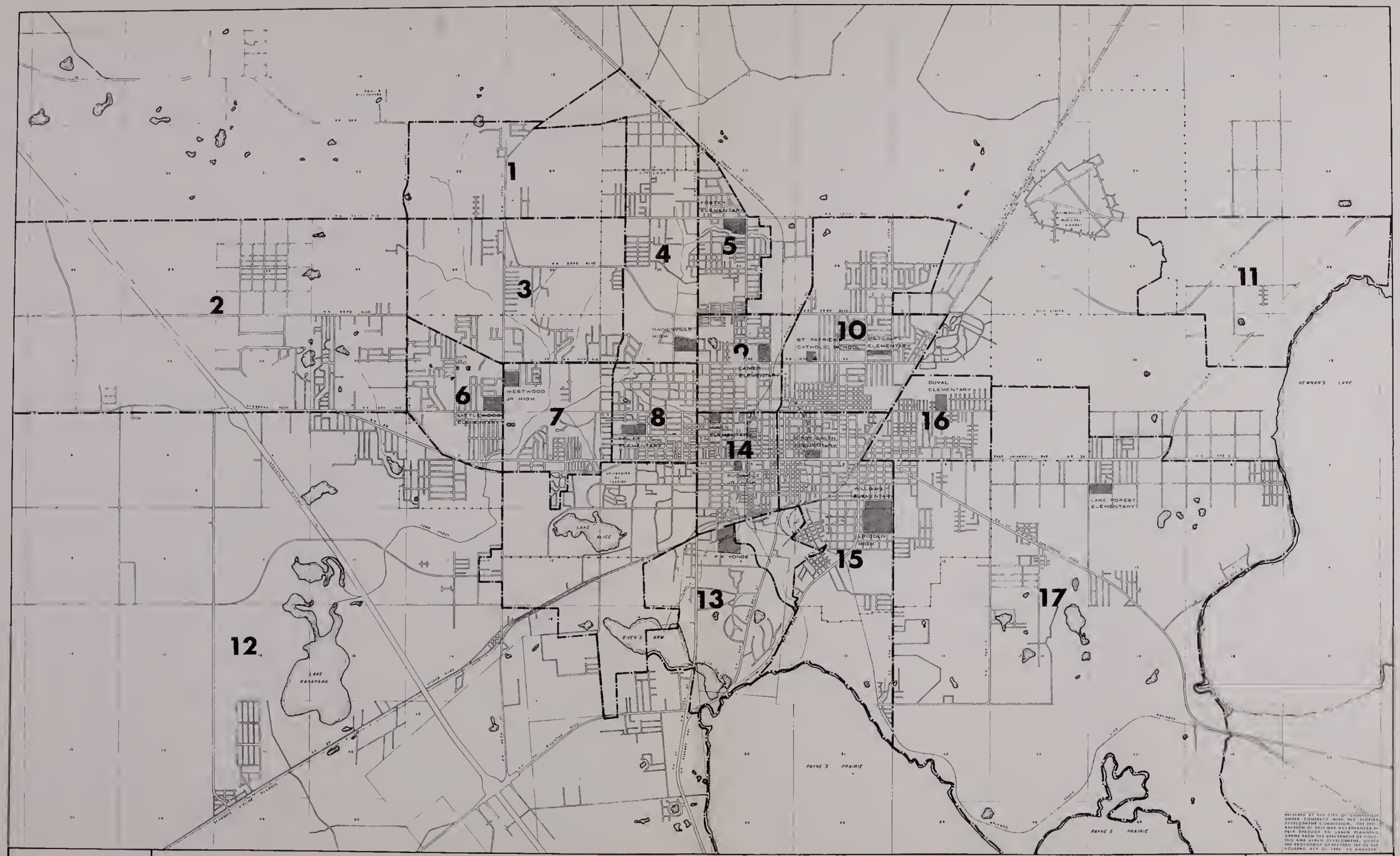
TABLE 47

POPULATION AND HOUSING CHARACTERISTICS BY PLANNING UNITS
GAINESVILLE URBAN AREA
1960

Unit Number	Planning Units	Total Population	White Population	Non-White Population	Number Of Females	Number Of Males	Number Of Persons 18 & Under	Number Of Persons 19 & Over	Median Age			Total Dwelling Units	Vacant Dwelling Units	Vacancy Ratio	Total Occupied Dwelling Units	Owner Occupied		Renter Occupied		Total White Households	Total Non-White Households	Population In Households	Population Per Household	Persons Per Acre	Enrollment For Schools Located Within Planning Units
									Female	Male	Total					White	Non-White	White	Non-White						
1	Northwood West, Northwood East	81	62	19	39	42	36	45	22.5	21.9	22.6	25	4	16.0%	21	15	2	3	1	18	3	81	3.86	0.06	0
2	Rutledge, Pine Grove, West Park, West Hills, Santo Fe	593	385	208	302	291	260	333	22.5	25.5	23.9	193	40	20.7%	153	94	47	7	5	101	52	592	3.87	0.1	0
3	Madison Park, Brywood	240	240	0	124	116	91	149	25.0	30.0	27.3	84	16	19.0%	68	60	0	8	0	68	0	240	3.53	0.1	0
4	Richland Heights, Glen Springs	1,543	1,531	12	791	752	625	918	27.1	25.8	26.4	496	36	7.3%	460	363	5	92	0	455	5	1,543	3.35	1.1	1,310
5	Foster	973	853	120	483	490	375	598	26.6	24.2	25.2	315	20	6.3%	295	191	17	72	15	263	32	973	3.30	1.7	715
6	Littlewood	1,587	1,585	2	792	795	736	851	24.7	25.4	25.0	473	51	10.8%	422	395	0	26	1	421	1	1,587	3.76	2.1	608
7	Westwood	1,138	1,134	4	585	553	453	685	30.0	27.0	28.6	348	25	5.7%	323	271	1	51	0	322	1	1,131	3.50	1.4	545
8	Finley	4,641	4,602	39	2,032	2,609	1,323	3,318	31.5	23.6	24.6	1,511	76	5.0%	1,435	841	0	585	9	1,426	9	4,242	2.96	8.4	763
9	Lanier	3,174	2,043	1,131	1,691	1,483	1,223	1,951	28.8	23.9	25.0	1,061	106	10.0%	955	440	79	217	219	657	298	3,159	3.31	5.2	930
10	Highlonds, Metcalfe	4,250	4,241	9	2,202	2,048	1,847	2,403	26.7	26.3	26.5	1,276	55	4.3%	1,221	1,080	1	140	0	1,220	1	4,248	3.48	2.6	432
11	Newnons Lake	219	83	136	108	111	117	102	20.0	15.5	17.6	60	2	3.3%	58	20	18	4	16	24	34	219	3.78	0.1	0
12	Stengel, Glenwood, Rocky Point, Konopaha, Arredondo, Idylwild, Terwilliger	4,193	3,630	563	1,806	2,387	1,657	2,536	25.5	20.6	22.4	1,165	80	6.9%	1,085	762	99	184	40	946	139	3,624	3.34	0.2	0
13	P. K Yonge	455	455	0	237	218	137	318	28.8	23.9	25.0	150	6	3.9%	144	84	0	60	0	144	0	455	3.16	0.4	935
14	Jones	6,830	3,433	3,397	3,372	3,341	2,011	4,819	22.7	23.1	22.9	2,168	182	8.4%	1,986	345	303	755	583	1,100	886	5,760	2.90	13.6	1,745
15	Kirby Smith, Willioms	5,704	3,122	2,582	3,028	2,676	2,187	3,517	26.8	24.4	25.4	1,978	219	11.1%	1,759	519	323	584	333	1,103	656	5,590	3.18	3.2	2,730
16	Duval	2,162	351	1,811	1,138	1,024	1,085	1,077	21.8	15.9	19.0	592	51	8.6%	541	72	284	22	163	94	447	2,162	4.00	3.6	548
17	Meodowbrook Park, Lake Forest, Lake Shore & Kincoid	3,574	3,440	134	1,783	1,791	1,458	2,116	23.8	25.0	24.3	1,142	119	10.4%	1,023	813	22	175	13	988	35	3,574	3.49	0.4	375
	Other	11,754	10,857	897	5,182	6,689	4,296	7,458	19.0	19.8	19.4	2,019	103	5.1%	1,916	506	59	1,213	138	1,719	197	6,066	3.17	0.8	0
	Gainesville Urban Area	53,111	42,047	11,064	25,695	27,416	19,917	33,194	23.7	22.4	22.9	15,056	1,191	7.9%	13,865	6,871	1,260	4,198	1,536	11,069	2,796	45,246	3.26	0.7	11,636
	Alachuo County Minus Urban Areo	20,963	12,419	8,544	10,524	10,439	8,703	12,160	27.3	24.4	25.9	6,506	854	13.1%	5,652	2,545	1,281	991	835	3,536	2,116	20,319	3.60	-	4,879
	Alachua County	74,074	54,466	19,608	36,219	37,855	28,620	45,354	24.3	22.6	23.3	21,562	2,045	9.5%	19,517	9,416	2,541	5,189	2,371	14,605	4,912	65,565	3.36	-	16,515

Note:

1. Vacant Dwelling Units include both available vacant and other vacant.



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POPULATION & HOUSING STATISTICAL AREAS — 1960

GAINESVILLE URBAN AREA

DEPARTMENT OF COMMUNITY DEVELOPMENT — GAINESVILLE, FLORIDA - 1967

NORTH

PREPARED BY THE CITY OF GAINESVILLE UNDER CONTRACT WITH THE FLORIDA DEVELOPMENT COMMISSION. THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED.

FUTURE POPULATION GROWTH

Population Projections

A review of past and estimated recent population growth in the Gainesville Urban Area now leads to questions concerning potential future population growth for the area. Some of the questions involve the total population 5, 10, and 15 years from now; the composition of the future population ; its distribution ; and what will be needed in the way of community facilities and services.

There are a number of empirical and mathemetical methods, based on the past and present population, employed in making population projections. The type and amount of population information used depends a great deal on the selected projection method. In general, past and present trends must be analyzed and variables affecting the growth of the population have to be identified and controlled to some extent. Herein lies much of the difficulty because many of the variables affecting the growth of the area may be unforseen, while others could continually fluctuate. For example, migration is an important component of change in the population of the Gainesville Urban Area and this factor must be measured. There has been a close correlation between the rate and amount of population migration and the yearly enrollment at the University of Florida. In many areas, migration tends to create a wide range of error in projecting population, but in the Gainesville Area the migration component is more easily identified and measured. A second variable, deaths, has traditionally been the most stable component of change and presents the least obstacle to population projection. Birth rates involve more complex factors, and the effect, for example, of prosperity or depression, marriage rates, birth control, and the rate at which families are formed are more difficult to assess. These factors are related to the values and attitudes held by area residents and are very elusive where projecting population is concerned.

The projections of the future Gainesville Area population are estimates based on the best available assumptions. The Planning Division has determined that the assumptions and projection technique used in this study are reliable and the projections of the future composition and growth of the area's population are reasonable.

Assumptions

Projections of future population growth for the Gainesville Area have been prepared based on the population and housing characteristics contained in this report. Additional projections and forecasts will be prepared in the near future utilizing employment statistics along with the population and housing data. These forecasts will be contained in the Economic Base Study of the Gainesville Area.

Population projections for the Gainesville Area have been developed in terms of maximum, medium, and minimum estimates. This expresses the projection in terms of a range of possibilities bracketing what appear to represent the most probable range of conditions prevailing for the projection period. This does not mean that the range is developed to cover all eventualities, but rather to represent the likely direction of things at the time of the projection, with a full realization that periodic review studies will be required to examine these assumptions in the light of more recent developments.

Basic Assumptions:

1. The form of government and the political, economic, and social organization and institutions of the United States will remain substantially unchanged.

2. No all-out war, internal revolution, nation-wide devastation, epidemic, or other disaster will occur.

3. No major recession or increase in unemployment will occur within the geographic or economic region to which the area is closely related.

Special Assumptions for Maximum Projection:

1. The birth rate for the Gainesville Urban Area will increase gradually through 1980.

2. The death rate will decline through 1980.

3. The University of Florida will continue to be a dominant social and economic force in the Gainesville Area.

4. The rate of population increase from in-migration will be much higher than in the past decade.

5. The University of Florida enrollment will reach 25,000 students by fall of 1972.

6. Employment in government jobs will expand at a much faster rate than in the past decade.

7. The industrial base will expand at a high rate with the addition of several new research oriented and " light industrial " firms employing skilled workers.

8. The construction and service trades will expand much faster than in the past decade.

Special Assumptions for Medium Projections:

1. The birth rate for the Gainesville Urban Area will decline gradually through 1980. The total number of births will remain fairly constant or increase slightly but the birth rate will decline.

2. The death rate will remain at a fairly constant level through 1980 with the number of deaths increasing proportionately with the total population increases.

3. A declining birth rate, a stable death rate, and increase in University of Florida Students, and an increase in apartment households will cause the average household size to decline.

4. There will be an increase in the total population in group quarters as the University of Florida moves toward providing housing for 55 percent of the total enrollment.

5. The University of Florida will continue to be a dominant social and economic force in the Gainesville Area.

6. A majority of the future population increase will continue to come from in-migration.

7. The University of Florida enrollment will reach 25,000 by fall of 1974. There will be an increase in upper level and graduate students and a corresponding decrease in lower level students. The total number of married students will increase proportionately with total enrollment increases. Female students will continue to increase as a percent of the total enrollment.

8. Employment in government jobs will continue to expand.

9. An expansion of the industrial base will be concentrated on research oriented firms with new jobs becoming available which will require skilled workers.

10. The construction and service trades will continue to expand and grow at about the same pace as in the past decade.

Special Assumptions for Minimum Projection:

1. The birth rate for the Gainesville Urban Area will decline sharply through 1980.

2. The death rate will increase slightly through 1980.

3. The University of Florida will continue to be a dominant social and economic force in the area.

4. The rate of population increase from in-migration will decline.

5. The University of Florida will reach 25,000 students by fall 1976.

6. Employment in government jobs will decline over that of the past decade.

7. The industrial base will remain as it is in 1967 without any or very few additions to the number of existing firms.

8. The construction and service trades will show very little growth through 1980.

Projected Population

After a great deal of discussion and analysis it was determined that population projections for 1970, 1975, and 1980 would best conform to the objectives of the Comprehensive Planning Program. Projections were then prepared using various techniques (See Appendix F) and the results of each projection were compared for reasonableness and reliability. The projection method finally accepted as the one to be utilized in this study is the method which best conforms to available data on past population growth, various components of that growth, and specific anticipated factors which may be expected to affect future population growth within the range of the projections. The method which has been accepted for projecting the total population in the Gainesville Area is known as the method of least squares.(See Appendix F)

Extensive analysis indicated that a high degree of correlation exists between the growth of the Urban Area population and enrollment increases at the University of Florida. In computing this correlation by the method of least squares, the degree of correlation between the Gainesville Urban Area population growth and University of Florida enrollment was 96 percent from 1950 to 1967.

It was determined that this relationship is the best indicator of population growth when compared with other components including natural increase and in-

migration. Actually the enrollment increases are a large part of the in-migration component and they also affect the natural increase component. The correlation between enrollment and area population growth was much closer than the correlation between growth of the urban area and population growth in the State of Florida.

The population growth for the Urban Area has been computed in a range of maximum, medium, and minimum projections for 1970, 1975, and 1980. The maximum projection may be expected to be attained if the University of Florida enrollment is greatly increased, the birth rate increases sharply, the death rate declines, and if government, industrial and various trade employment opportunities expand a great deal to provide job opportunities for skilled and professional workers.

The medium projection may be expected to occur if the University of Florida continues to grow as in the past five years, if the birth rate declines slightly, the death rate remains fairly stable, and new employment opportunities become available at approximately the same rate as in the past decade.

The minimum projection may be attained if the University of Florida enrollment increases are reduced, if the birth and death rates drop sharply, and if new employment opportunities are unavailable.

The following table contains the minimum, medium, and maximum population projections for the Gainesville Urban Area.

TABLE 49

Past and Projected Population
Gainesville Urban Area
1950-1980

Year	Actual and Estimated			
Past				
April 1950	36,360			
April 1960	53,111			
Present				
January 1968	75,500			
		Projected		
Future		Minimum	Medium	Maximum
April 1970		78,720	81,280	87,040
April 1975		94,460	100,780	108,800
April 1980		112,860	120,340	131,250

Source: Projection By Planning Division

Projected Proportion of Males and Females

It is expected that the ratio of males to females will change slightly by 1980, with females comprising a greater percent of the total Gainesville Area population. In the past decade there were 52 males out of every 100 births and this trend is expected to continue. There will continue to be a preponderance of males in the 0-14 age group. The portion of the population which will change the total male-female ratio is the University of Florida student enrollment. There has been a constant yearly change in the male-female ratio at the University of Florida, with the males decreasing by 1 percent and females increasing by 1 percent of the total enrollment on an annual basis, since 1958. This trend is expected to continue and this change will be significant enough to change the male-female ratio in the area's total population. There have been a larger number of deaths among males than females in the older age brackets and this trend is expected to continue. The following table contains the past and projected future male-female ratios for the Urban Area.

CHART 11

PAST AND PROJECTED POPULATION
GAINESVILLE URBAN AREA
1950 — 1980

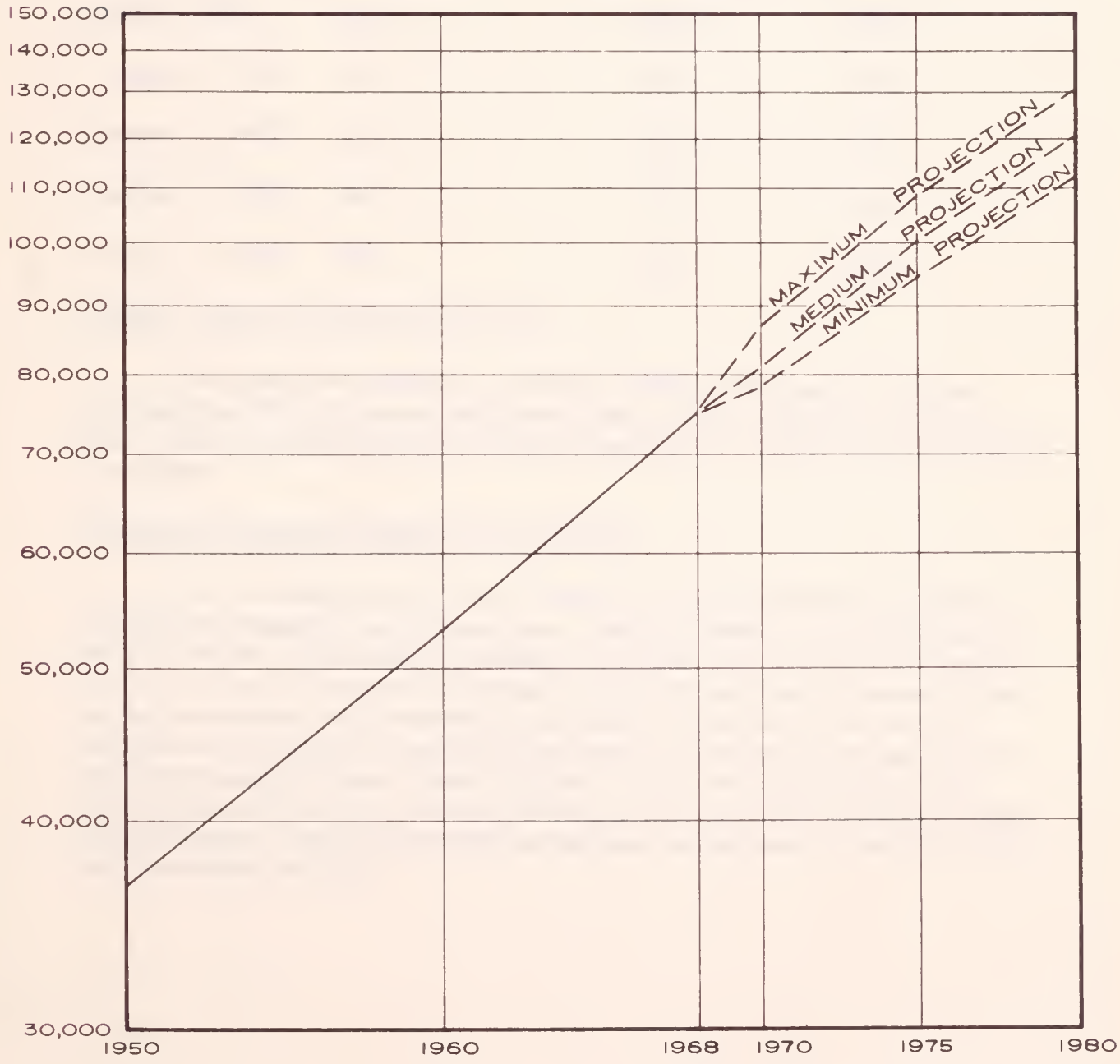


TABLE 50

Projected Male-Female Ratio
Gainesville Urban Area
1960-1980

Year	Percent Male	Percent Female	Total
April 1, 1960	51.6	48.4	100.0
January 1, 1967	51.5	48.5	100.0
January 1, 1970	51.0	49.0	100.0
January 1, 1975	50.7	49.3	100.0
January 1, 1980	50.4	49.6	100.0

Source: Projection By Planning Division

The males will continue to outnumber females in the age 0-30 brackets although the ratio will change with females increasing in proportion to males. In the 31 and over age brackets the number of females will continue to be much greater than males.

Projected Proportion of Whites and Non-Whites

The non-white segment of the Gainesville Area population has gradually declined as a proportion of the total since 1940. This trend is expected to continue to 1980 with the white segment increasing much faster than the non-white segment. The non-whites will continue to increase primarily through natural increase whereas the white segment will increase through migration and natural increase. As brought out previously the non-white population will continue to be concentrated in 5 planning units ; Duval, Jones, Williams, Lanier, and Meadowbrook Park, although the construction of new public housing units will cause a shift in a portion of this segment. The following table contains past and projected ratios of the white and non-white population.

TABLE 51

Projected White and Non-White Population
Gainesville Urban Area
1960-1980

Year	Percent White	Percent Non-White	Total
April 1, 1960	79.0	21.0	100.0
January 1, 1967	81.5	18.5	100.0
January 1, 1970	82.0	18.0	100.0
January 1, 1975	83.5	16.5	100.0
January 1, 1980	85.0	15.0	100.0

Source: Projection By Planning Division

Projected Number of Households

The greatest change since 1960 regarding households was the large number of apartment households formed. These apartment households are occupied primarily by University of Florida Students. It is expected that students will continue to provide a demand for apartments, although at a lower rate than the 1965-1967 period. Single family households have shown a steady increase since 1960, and this trend is expected to continue. The following table contains the projected number of households to 1980.

TABLE 52

Projected Number of Households
Gainesville Urban Area
1960-1980

Year	Number of Households
April 1, 1960	13,865
January 1, 1967	19,490
January 1, 1970	21,900
January 1, 1975	27,000
January 1, 1980	31,500

Source: Projection By Planning Division

Projected Household Size

The size of the average Gainesville Urban Area household is expected to become smaller over the next 12 years. This will probably occur because of a declining birth rate, the formation of more apartment households, and the addition of many more mobile homes in the area.

The average household size has declined since 1940 and Table 53 contains the projected figures to 1980.

TABLE 53
Projected Household Size
Gainesville Urban Area
1960-1980

Year	Average Household Size
April 1, 1960	3.28
January 1, 1967	3.20
January 1, 1970	3.18
January 1, 1975	3.12
January 1, 1980	3.08

Source: Projection By Planning Division

The average size of non-white households will continue to be larger than white households although the average size of non-white households will probably decline slightly.

Projected Population in Group Quarters

The University of Florida will continue to provide the majority of group housing with Sunland Training Center remaining another dominant center of group quarter population. The addition of new and the expansion of existing convalescent or nursing homes will provide additional group quarter population. The University of Florida Housing Office has indicated that the University expects to provide housing accomodations for 55 percent of the total enrollment. Based on past and present percentages of students housed on campus and the probable availability of housing construction funds, this 55 percent may not be reached until 1980. Table 54 contains the projected group quarter population for the Gainesville area.

TABLE 54

Projected Population In Group Quarters
Gainesville Urban Area
1960-1980

Year	Group Quarter Population
April 1, 1960	7,365
January 1, 1967	9,500
January 1, 1970	11,650
January 1, 1975	15,000
January 1, 1980	19,000

Source: Projection By Planning Division

Projected Enrollment in Public and Parochial Schools

School enrollment has increased steadily in the Gainesville Area since 1960 and is expected to continue to show steady increases in the future. Based on past enrollment increases, the projected enrollments for 1970, 1975, and 1980 are contained in the following table.

TABLE 55

Projected Public and Parochial School Enrollment
Gainesville Urban Area
1960-1980

Year	K	1-6	7-9	10-12	Total
October 1960	805	6,202	2,716	1,913	11,636
October 1965	1,083	8,020	3,576	2,779	15,458
October 1970	1,270	9,660	4,580	3,490	19,000
October 1975	1,470	11,130	5,450	4,200	22,250
October 1980	1,680	12,600	6,300	4,900	25,480

Source: Projection By Planning Division

These expected enrollment increases will place an increasing demand in the school system for additional classrooms, teachers, textbooks, and other personnel. A significant portion of the future student enrollment will come from families with school age and pre-school age children who will move into the community from other areas. There will be a continuing demand for new school facilities in the suburban areas to accomodate the expected population increases there.

Projected University of Florida Enrollment:

It is extremely difficult to predict what will occur at the University of Florida regarding future enrollment. A number of related conditions will directly affect the future growth of the University such as the construction of a new State University in Duval County, the availability of funds for new faculty, staff, and instructional facilities, desired student mix and current ceiling on freshman enrollment, tuition rates, and the general economic situation in the State.

The following table contains a projection of the University of Florida enrollment based on past trends, Board of Regents policies, interviews with University of Florida Administrators, and research by the Planning Division Staff.

TABLE 56

Projected Enrollment
University of Florida
1960-1980

Year	Total Enrollment
Fall, 1960	13,100
Fall, 1965	16,874
Fall, 1970	21,000
Fall, 1975 *	26,000
Fall, 1980 *	31,000

* This projection assumes that the 25,000 enrollment ceiling will be exceeded.

Source: Projection of Planning Division

APPENDIX A

DETERMINING NATURAL INCREASE IN POPULATION

One of the essential steps in preparing population estimates is accurately determining the natural increase in the total population over a period of time. This natural increase is derived by subtracting the total number of registered deaths from the total number of registered births for a given period.

The registered births and deaths used in computing the Gainesville Urban Area population estimate were derived by the Planning Division through the technique of arithmetic interpolation using the Alachua County and City of Gainesville Vital Statistics as bases for deriving the total Urban Area births and deaths.

The registered births and deaths used in computing the City of Gainesville population estimate were derived from actual counts of all births and deaths within the City of Gainesville recorded at the Alachua County Health Department for the years 1960 - 1967.

The following tables compare the total births and deaths for the City of Gainesville, Gainesville Urban Area, and Alachua County for 1960 - 1967.

TABLE 57

Total Births By Place of Occurrence
City of Gainesville, Gainesville Urban Area, and Alachua County
1960-1967

Year	City of Gainesville	Gainesville Urban Area	Alachua County
1960	1,179	1,380	2,304
1961	1,233	1,460	2,427
1962	1,246	1,475	2,459
1963	1,188	1,560	2,472
1964	1,250	1,620	2,538
1965	1,098	1,540	2,438
1966	1,008	1,510	2,397
1967*	1,000	1,500	2,350
Totals	9,202	12,045	19,385

* 1967 figures are estimates based on the totals as of October 31, 1967.

TABLE 58

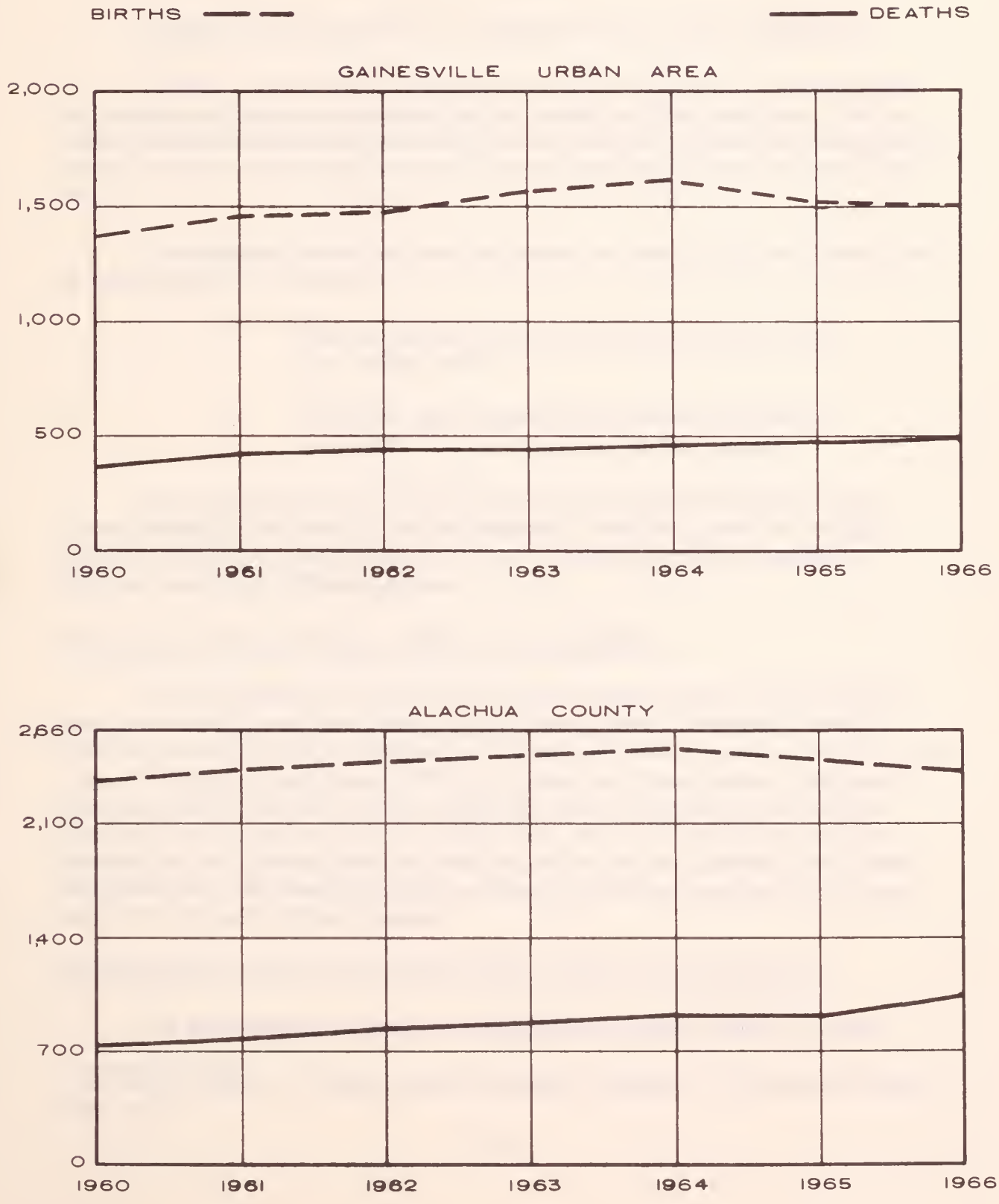
Totals Deaths By Place of Occurrence
City of Gainesville, Gainesville Urban Area, and Alachua County
1960 - 1967

Year	City of Gainesville	Gainesville Urban Area	Alachua County
1960	245	380	762
1961	262	405	810
1962	269	420	907
1963	276	420	960
1964	292	450	976
1965	296	460	963
1966	301	475	1,009
1967 *	307	481	1,000
Totals	2,248	3,491	7,387

* 1967 figures are estimates based on the totals as of October 31, 1967.

CHART 12

VITAL STATISTICS
GAINESVILLE URBAN AREA & ALACHUA COUNTY
1960-1966



APPENDIX B

SCHOOL ENROLLMENT AS A DETERMINANT OF NET MIGRATION

Another essential step in the preparation of the City and Urban Area population estimates involves determining the net migration within each area. This was done by using elementary and junior high school children in grades two through eight as the indicator of net migration within the total population of the City and Urban Area.

The suggested reasons for selecting grades two through eight as a determinant of net migration are as follows: *

1. This is a span of years where enrollment tends to be most stable, and ;

2. There are easily identifiable age-group equivalents in published census categories for these grades.

The procedures used in preparing the current population estimates using Census Method II involved securing the enrollment totals for grades two through eight in 1960 and the enrollments in the years for which estimates were made. This was done in the following manner.

Urban Area School Enrollment, Grades Two Through Eight

The Administrative Offices of the Alachua County Board of Public Instruction keep monthly enrollment totals for each county school for grades K through 12. The Parochial school in Gainesville also has enrollment records on hand for each year. The base year enrollment (1960) for grades two through eight in the urban area was derived from the October enrollment totals as supplied by the Alachua County School Administration. The 1965, 1966, and 1967 enrollments were also derived from the October totals for each respective year as supplied by the School Administration. The Parochial School enrollment totals were supplied by the secretary of St. Patrick's Catholic School.

School Enrollment for the City of Gainesville, Grades Two Through Eight

The determination of school enrollment for only those children in grades

* F. Stuart Chapin, Jr. Urban Land Use Planning, Chapter 5, " Population Studies," Page 191.

two through eight living in the City of Gainesville proved to be a most difficult problem. The 1966 enrollments for those children living inside the City were obtained by actual card counts taken at each elementary, junior high, and parochial school in the Urban Area. These counts were made from the enrollment cards or rosters maintained in each school which contain each student's grade level and home address. The total number of students in each school living outside the City were also counted to get a relationship between the total students from inside the City and the total outside the City for 1966. From these totals, percentages were calculated for each school and applied to the October 1965 and 1967 enrollment totals for each school in the urban area in order to estimate the number of students living inside the City of Gainesville in 1965 and 1967. The 1966 percentages were applied to the 1965 enrollments because this was the most accurate method which could be found to determine the total number of students living in the City in 1965. They were applied to the 1967 enrollment because of the great amount of time involved in making another count. There were no enrollment cards available for 1965 and very few of the schools had records of students for that year which would provide uniform and accurate accounts of home addresses. It was also felt that the percent change from 1965 to 1966 would be negligible in this case.

The base year (1960) school enrollment for grades two through eight was obtained through a projection process based on a count of the total number of students living inside the present Gainesville corporate area in 1958 . A map was obtained from the Alachua County Schools which showed the total number of elementary school children in Gainesville in 1958 by approximate home location. Each student was represented on this map by a dot. A count of the total dots on the map and a count of those dots inside the present corporate area provided a basis for establishing a percentage of students living in Gainesville for 1958. This percentage was then projected to 1960 (using the 1958 percentage and the 1966 percentage as guides) and applied to the total enrollments in grades two through eight for the urban area schools in October of 1960.

TABLE 59

SCHOOL ENROLLMENT -1966

School	Actual Count made in Fall - 1966 Inside City	Outside City	Total	(Urban Area) Totals from Alachua County Schools' October Enrollment Report	Difference Count	Report
Duval	380	126	506	506	0	0
Finley	453	48	501	523	0	22
Foster	430	149	579	553	26	0
Idylwild	2	332	334	334	0	0
Jones	403	42	445	474	0	29
Kirby-Smith	613	82	695	708	0	13
Lake Forest	7	467	474	483	0	9
Sidney Lanier	491	53	544	542	2	0
Littlewood	628	3	631	645	0	14
Metcalfe	601	0	601	601	0	0
Terwilliger	152	204	356	392	0	36
Williams	543	89	632	646	0	14
Yonge	194	101	295	295	0	0
St. Patrick's	139	29	168	168	0	0
Total Elementary	5,036	1,725	6,761	6,870	28	137*

School Enrollment Grades Two through Six.

* School Enrollment report shows 109 students more than our actual count for elementary grades two through six.

TABLE 59 (continued)

School	Actual Count Inside City	Outside City	Total	(Urban Area) Totals from Alachua County Schools' Oct. Enrollment Report	Difference Count	Report
Bishop	717	257	974	950	24	0
Lincoln	537	223	760	745	15	0
St. Patricks	57	11	68	68	0	0
Westwood	552	251	803	831	0	28
Yonge	98	51	149	149	0	0
Total Junior High Enrollments Grades Seven through Eight.	1,961	793	2,754	2,743	39	28 **
Total Enrollment Grades Two through Eight	6,997	2,518	9,515	9,613	67	165 ***

** School Enrollment Report shows eleven students less than our actual count for Junior High School Grades Seven and Eight.

*** School Enrollment Report shows ninety-eight students more than our actual count for Grades Two through Eight.

APPENDIX C

POPULATION ESTIMATES

University of Florida Students Residing in Gainesville, 1940

According to the 1940 Census, Gainesville's population was 13,757. However, this figure does not include University of Florida students who were residents of the City. The University's personnel records for February, 1940, show a student enrollment of 3,056. There is no information to indicate how many of these were residents, nor how many lived elsewhere. However, on the basis of the ratio for 1950 it is estimated that 86 percent of the students enrolled in February, 1940, or 2,628 were residents of the City.

Urban Area Population, 1940

The population figure for the urban area in 1940 is an estimate. From the 1940 U. S. Census it is known that Alachua County had a population of 38,607. This total was comprised of 13,757 persons from Gainesville, 6,563 persons in eight other incorporated rural towns, and 11,413 persons residing on rural farms. The remaining 6,874 persons may be regarded as rural non-farm population. It is assumed that 5 percent of this group did not reside in the immediate area of either Gainesville or the eight other incorporated towns, and that the remainder who did were distributed proportionately to the population of Gainesville and the eight other incorporated towns. On the basis of this calculation the population in the urban area outside of the Gainesville Corporate Limits was 4,246. This estimate is supported by a check of the population in the seven voting precincts of Gainesville as reported in the State Census of 1945. The number of persons in the precincts living outside the City Limits was 4,794 in 1945. An adjustment of the 1945 figure on the basis of the ratio of the 1940 to the 1945 population gives a figure of 4,175 persons. The closeness of the two figures lends support to both, and for the purposes of the study the first figure of 4,246 has been used.

Urban Area Population, 1950

The estimate of the urban area population in 1950 of 36,360 was derived through a complete canvass of group living quarters and a sample of households. The sample included 1,158 households and 188 group living quarters in the urban area. The survey was conducted by the Bureau of Economic and Business Research, University of Florida.

Population Estimates Based on Migration and Natural Increase Methods

The United States Bureau of the Census has developed and refined two different procedures of making population estimates which they have termed Method I and Method II. The Bureau's Method I was described in 1947, and Method II was originally explained in some detail in 1949. Method II was revised in 1956, to include several improvements making the technique more reliable.

Both approaches utilize the same elemental procedure which adjusts the last census figures of the locale to reflect changes that have occurred to date, while considering separately the effects of two major determinants of these changes, migration and natural increase. More particularly, both approaches are based on the following formula :

> " The civilian population of an area at the close of a period is equal to its population at the start of the period, plus natural increase (the excess of births over deaths) during the period, plus net migration during the period, minus the net loss of population to the armed forces. The total population is equal to the civilian population plus the number of persons in the armed forces stationed in the area. "

The difference between Method I and II is the technique of estimating the net migration component. Tests by the Bureau of the Census indicate that Method II , although more time-consuming and complex, results in more accurate estimates. Estimates were obtained utilizing Method I and used as a check against the Method II estimates.

Method I utilizes the percentage change in school enrollment as determinant of net migration while Method II develops an estimate of the hypothetical enrollment as the key determinant of net migration. More specifically, Method II procedure consists of the following : first, the population age groups in grades two through eight, on the current date, are identified according to age group equivalents as listed in the last census report. These groups are divided into individual year categories with the current elementary school-age population tabulated as it would appear in the last census. These categories include children of pre-school age, lower-grade level school ages, and, if the current date of the estimate is in the second half of the decade, includes some children of minus one and other unborn categories. These children are " survived " year by year to the estimate date by applying the appropriate survival rates (obtained from U. S. Life Tables) for each age. The unborn children will appear in the analysis beginning at the date corresponding to their birth year, with the actual data on birth determined from vital statistics reports. The foregoing procedure produces an estimate of the number of elementary school-age children based on natural increase alone (no migration) .

However, because not all children of school age are in school, it is necessary to convert the elementary school-age children into an enrollment equivalent.

The conversion is usually made by a ratio procedure, that is, by noting what percentage of the total number of children in the elementary school-age bracket at the time of the last census are presently in grades two through eight. Under the assumption that the same relationship continues to the current date, this ratio is used to convert the " survival " elementary school-age figure to its enrollment equivalent. The difference between the enrollment thus derived and the actual enrollment is attributed to migration. This result expressed as a percent of enrollment at the time of the last census, is used as the net migration rate for the entire population. The net migration rate is then applied to the base population plus one-half the natural increase. (The inclusion of half the natural increase assumes that newly born persons between the time of the last census and the current date were alive for only half the period and would therefore be present for net migration at only half the computed rate).*

Although Method II is one of the most reliable methods of estimation available, it has limitations. In addition to the problems arising from the consistency and adequacy of the basic input data, i.e., births, deaths, school enrollments, life table survival factors and 1960 Census base data, the main weakness in Method II is in translating the school-age migration rate to the migration rate of all ages. It is to be expected that a fairly accurate and reliable measure of the migration rate of school-age children will result from the above procedure in as much as the enrollment data and the method by which the data are manipulated apply specifically to the school-age population. In moving from the school age migration rate to the migration rate for the total population, however, the same natural factors are used for all states. These, at best, provide approximate guides to the true factors for each state. It is quite likely that this factor varies from state to state due to real variation in age, sex, color, and urban-rural composition, as well as, in other characteristics related to differential migration.

Current Population Estimates Based on Census Bureau Method II

Current population estimates for the City and Urban Area have been derived through Census Bureau Method II. Because this procedure is recommended by the Bureau of Census as the most reliable estimation method, it is felt that an accurate population base for the preparation of the Gainesville Comprehensive Plan has been established.

The estimates and an example of the actual step-by-step process of preparing them according to Census Bureau Method II are as follows:

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* A more complete description of Method II can be found in Current Population Reports Series P 25, No. 339, June6, 1966, published by the Bureau of the Census.

ESTIMATED TOTAL POPULATION

Month	Year	City of Gainesville	Gainesville Urban Area
January 1,	1966	57,000	67,500
January 1,	1967	60,000	72,000
January 1,	1968	62,500	75,500

Note: These population esimates include the University of Florida students. The 1966 and 1967 estimates for the City of Gainesville and Gainesville Urban Area have been revised slightly since they were first reported in January 1967.

Computation of Population Estimates Using Census Bureau Method II

Gainesville Urban Area Population Estimate : January 1, 1967

1.	Population : April 1, 1960		53,111
2.	Registered Births, by Residence : April 1, 1960 to December 31, 1966		
	1966	1,510	
	1965	1,540	
	1964	1,620	
	1963	1,560	
	1962	1,475	
	1961	1,460	
	1960 (9 months)	1,035	
		10,200	10,200

3. Registered Deaths by Residence: April 1, 1960 to December 31, 1966.

1966	475	
1965	460	
1964	450	
1963	420	
1962	420	
1961	405	
1960 (9 months)	285	
	2,915	2,915

4. Natural Increase: Births minus Deaths 7,285

5. Public and Parochial School Enrollment : October, 1960 6,703

6. Public and Parochial School Enrollment : October, 1966 9,285

7. Estimated Population of Elementary School age, January 1, 1967

(a) Cohort : April 1, 1960
7.25 to 14.25 yrs. old
3/4 of 7 + 8 - 13 + 1/4 of 14 6,226

Source: 1960 Census of Population, Characteristics of the Population (By Ages)

(b) Number enrolled in 1960 (Item 5) 6,703

(c) Ratio of Item 7 (a) / 7 (b) .92883

(d) Number enrolled in 1966 (Item 6) 9,285

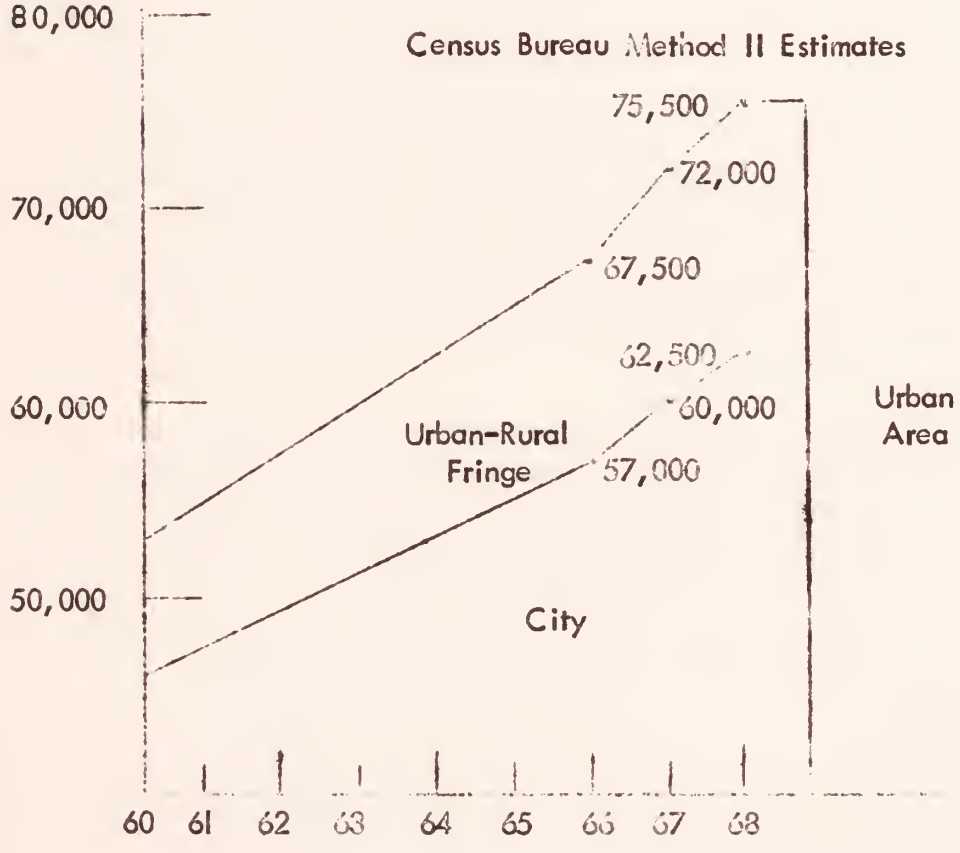
(e) Apply ratio (c) (.92883 x 9,285) 8,624

8.	Estimated Population of elementary school-age children. January 1, 1966 (assuming no migration)	
	(a) Age of cohort on April 1, 1960 0.25 to 7.25 yrs. Number in cohort 8,033 (Source : 1960 Census of Population)	
	(b) Number of survivors to date (Source: Survival factors from U.S. Life Tables, U.S. Department of Health, Education, and Welfare)	7,981
9.	Net change due to migration: Item 7 (e) minus Item 8 (b)	643
10.	Percent change : Item 9/ Item 7 (b)	.09592
11.	Apply intercounty migration factor 1.0761 x 09592 (Source : Herman P. Miller, Chief, Population Division, Bureau of the Census)	.1032
12.	Base Population + 1/2 natural increase x the percent increase 53,111 +3,643 x .1032	5,857
13.	Natural increase	7,285
14.	University of Florida Increase in Enrollment	5,500

Note: The increase in University of Florida enrollment since 1960 is not accounted for in this estimate since this method utilizes elementary school age children as an indication of net migration and does not allow for the increase due to single University students migrating to the Gainesville Area.

15.	Base Population	53,111
16.	Total Estimated Population, January 1, 1967 Gainesville Urban Area	71,753

CHART 13
YEARLY GROWTH IN THE CITY OF GAINESVILLE,
URBAN-RURAL FRINGE, AND URBAN AREA
1960-1968



* Beginning April 1, 1960 to January 1, 1968

Other Methods of Estimation

Various other techniques of estimation were employed to check the occuracy and validity of the Census Bureau Method II results. The additional methods which were used are defined as those utilizing " symptomatic data " . Three of these methods were completed for this report -- light meter connections, water meter connections and a dwelling unit count.

Each of these methods derive estimates by reference to observed trends in data series which have been found to bear a close relationship to population change and the accuracy of these methods is dependant upon two factors. First, the relationships between the symptomatic data being employed and the population change must be very close since simple ratio procedures are utilized. Only a slight deviation in the relationship could result in a high degree of inaccuracy. Second, the reliability of the estimate is only as good as the consistency and accuracy of the way in which the data have been assembled and reported. This is especially important in areas such as Gainesville where a large institution such as the University of Florida is located. Most of the symptomatic data available are sensitive to movements in the population attributed to such institutions which may distort the actual trend at any one point in time.

Estimates based on light and water meter connections are relatively easy to make, but care should be exercised in their use because the estimator must rely on a basic assumption that the ratio of increase in meter connections is directly proportional to the increase in population. Methods based on dwelling unit counts, however, have been found to be the most reliable of those based on symptomatic data. The biggest problem with this method is obtaining an accurate household size factor for the estimate date and determining the average vacancy. Usually it is assumed that the average size of a household in an area has not changed since the last census date. By making this assumption, it is an easy task to derive the household size from the data contained in census reports. If the estimator does not wish to assume the same household size factor then a survey must be conducted to determine the actual household size for the estimate date. This was done in the case of the 1967 estimate of household size for the Gainesville Urban Area.

Estimates for Urban Area - January 1, 1966

Water meter connections *

1959-1960	9,613		
1964-1965	13,456		
Base Population	53,111	Estimate	74,343

Light meter connections *

1959-1960		12,608	
1964-1965		17,212	
Base Population	53,111	Estimate	72,505

Water and light meter connections

(Average of the two estimates)

Water connections		+39.9 %	
Light connections		+36.5%	
		38.2% Average	
		Estimate	73,399

Estimate for City Limits, October 15,1966

Dwelling Unit Count

11,460 Household heads ** (1960 Census)

37,140 Population in households ** (1960 Census)

37,140 ÷ 11,460 = 3.24 / Household

16,629 Dwelling units *** (October 15, 1966)
.05 Vacancy ratio (Estimated)

831.45 Vacant Units

16,629 Total Units
831 Vacant Units
15,798 x 3.24 51,186 Population in households

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* Data obtained from City of Gainesville Utility Department

** Obtained from Enumeration District tabulations for the now existing City Limits

*** Total Count reported in " Gainesville Neighborhood Analysis " Department of Community Development, 1965, plus occupancy permits since that date.

51,186	Population in households
10,212	Population in group housing +
61,398	Total Population within City Limits (October 15, 1966)

Estimate for Urban Area, January 1, 1967

Dwelling Unit Count

14,491	Single Family Dwellings
5,662	Apartments
807	Mobile Homes
20,960	Total Dwelling Units

20,960	Total Dwelling Units
.07	Vacancy Ratio
1,470	Vacant Dwelling Units

20,960	Total Dwelling Units
1,470	Vacant Dwelling Units
19,490	Occupied Dwelling Units

Total Occupied Dwelling Units x Average Household Size = Population in Households 19,490 x 3.20 = 62,368

62,368	Population in Households
9,500	Population in Group Quarters
71,868	Estimated Total Population in Urban Area, January 1, 1967 based on dwelling units count and average household size.

+ Obtained from the Housing Division, University of Florida

SUMMARY OF VARIOUS POPULATION ESTIMATES

Urban Area, January 1, 1966	
Water meter connections	74,343
Light meter connections	72,505
Water and light meter connections	73,399
Census Bureau Method I	67,326
CENSUS BUREAU METHOD II	67,500
Urban Area, January 1, 1967	
Dwelling unit / household size	71,868
Census Bureau Method I	72,182
CENSUS BUREAU METHOD II	72,000
Urban Area, January 1, 1968	
Dwelling unit / household size	75,498
Census Bureau Method II	75,500
City Limits, January 1, 1966	
Census Bureau Method I	56,816
CENSUS BUREAU METHOD II	57,000
City Limits, January 1, 1967	
Dwelling unit / household size	61,398
Census Bureau Method I	60,931
CENSUS BUREAU METHOD II	60,000
City Limits, January 1, 1968	
CENSUS BUREAU METHOD II	62,500

APPENDIX D

PROCEDURE USED IN CONDUCTING THE POPULATION SURVEY

In the fall of 1966 it was determined by the Planning Division that a population survey would be required as the most desirable and expedient means for obtaining an estimate of current population and housing characteristics. It was then determined that such a survey would need to be conducted before the end of the winter trimester at the University of Florida. The actual time for conducting the survey was to be as short as possible to avoid the possibility of any unusual circumstances arising which might inject a bias into the answers provided by the survey respondents. Based on this and the available financial and manpower resources, the week of April 3-8, 1967 was selected as the time for conducting the actual survey.

Selecting the Sample

Several alternative sampling techniques were investigated and after discussing the objectives of the proposed survey with several business and University persons who were familiar with sampling procedures, a method was chosen. This method offered the opportunity for obtaining the desired information concerning the Gainesville Area population at a cost which was within the available financing, staff personnel, and the amount of time which could be reasonably allocated to the project.

There were approximately 20,000 occupied dwelling units in the Gainesville Urban Area in January, 1967. Of this total approximately 70 percent were single family dwellings, 25 percent were apartment dwellings, and 5 percent were mobile homes. Therefore, a total sample of at least 500 households was desired with an approximate ratio of dwelling types of 70-25-5 percent single family, apartments, and mobile homes.

An up-to-date residential land use map was then prepared for the Gainesville Urban Area to a scale of 1 inch equals 1,200 feet. An overlay with a 1/4 mile grid was then drawn and placed over the land use map.

Following the division of the area into quarter-sections, the extent of the contiguously developed residential land was determined and a perimeter line was drawn , using quarter-section boundaries, delineating the contiguous residential development for the entire urban area. The limits of the urban residential community, which in statistical terms is the universe, was now established. The quarter-sections within the universe were then numbered beginning at the top left of the map, or the northwest corner of the developed area, and continuing from left to right until all the quarter-sections within the universe were numbered. There were a total of 204 quarter-sections in the contiguously developed area. At this

point 100 quarter-sections were selected using a table of random numbers. The sample single family dwellings would then be selected from these 100 quarter-sections. Because apartment dwellings and mobile homes are located in only about 40 quarter-sections, all of these 40 were noted and the sample apartment and mobile home dwellings would be selected from them.

Tax maps for the selected quarter-sections were up-dated to insure that all the parcels of land on each map contained the types of land use which were actually there. These tax maps are drawn to a scale of 1 inch equals 100 feet. Each map is equal to a quarter of a square mile and contains all streets, rights-of-way, and individual properties with dimensions and tax numbers for each property.

A second grid with 50 foot sides was prepared. A fifty foot grid was chosen to assure each parcel an equal chance of being selected. Then each grid was numbered beginning in the upper left hand corner, the northwest corner of each quarter-section, continuing from left to right until all grids contained a number. It was then determined that 30 numbers would be selected from a table of random numbers for each of the quarter-sections previously selected. The overlay containing the numbered grid was then placed on each quarter-section and numbers were read from the table of random numbers. As each number was read it was written on a sheet of paper corresponding to each quarter-section. Then the thirty numbers selected at random for each quarter-section were matched with the numbers contained on the grid. If a square on the overlay covered a lot or the lot for which a majority of the square covered had a dwelling located on it, the property number was written on the list of 30 numbers next to the appropriate number. This procedure was carried out for 100 quarter-sections and then the property numbers were checked on the tax roll so that an address might be obtained for each dwelling selected. This was done so the interviewers would be able to find the proper dwellings selected for the survey.

The forty quarter-sections containing apartments and mobile homes were then selected and the same process used for selecting single family homes was used. After the total sample was selected, two staff members went into the field to check each selected property to insure that a house existed on each lot and to make doubly sure of the addresses. The sample used in the survey consisted of 512 total households of which approximately 70 percent were single family households, 25 percent apartments, and 5 percent mobile homes.

Preparation and Testing of the Questionnaire

In order to prepare the survey questionnaire it had to be determined what answers might be needed in order to yield the desired information on the population. The information which the Planning Division desired was basically identical with the data contained in the 1960 United States Censuses of Population and Housing. It was also determined that a majority of the interviews would be conducted during the daytime hours and the questionnaire was structured in a manner which could

be easily understood and completed by the housewife.

Once the questions were formulated, a great deal of time was spent insuring that each question was written with clarity. This was necessary because of the need for accurate information. The questions were also arranged in a sequence which would, in the opinion of the staff, aid the interviewer in gaining the attention of the respondent as well as putting the respondent in a proper frame of mind when answering questions.

The proposed questionnaire was then tested by a graduate class in Sociology at the University of Florida. The students spent several afternoons in the community interviewing households which were not part of the previously selected sample. During this time the interviewers observed several aspects of the interview. They noted any difficulty which the respondents had with answering each question. They also timed each segment of the interview and noted the length of time required for each interview. When the testing period was completed all of the comments were reviewed, corrections and adjustments were made, and the questionnaire was prepared in final form for the actual survey.

Selection and Training of Interviewers

It was determined that at least 25 interviewers would be required to conduct the interviews. After a great deal of searching, the 25 interviewers were obtained to conduct the interviews. These interviewers were housewives, working wives , University students, and members of the business community.

Three training sessions were held the week before the scheduled survey. At this time complete instructions were given to the interviewers ; each interviewer received a copy of the interview and the necessary visual aids to be used when conducting the interviews. The interviewers were assigned the segments of the urban area where they would be working and the preparations for the interviews were complete.

Interviews and Coding the Completed Questionnaires

The interviews were conducted from April 3-8, 1967. As the interviews were completed and returned to the office of the Planning Division each household corresponding to a completed questionnaire was marked on a map of the urban area.

When all of the 512 questionnaires were completed, each one was coded according to a comprehensive answers code and the answers were marked on IBM coding sheets. The IBM coding sheets were then taken to the University of Florida Computing Center and the data was transferred to punch cards. These punch cards were then fed into the computer using a prearranged computer program. The results were printed out on print-out sheets and brought back to the office of the Planning Division where they were utilized in the preparation of this report.

APPENDIX E

PROCEDURE FOR ESTIMATING CURRENT FAMILY INCOMES

Benchmark data for making current family income estimates are contained in the 1960 Census of Population. These data reflect 1959 incomes in as much as respondent families were asked to report their incomes for the previous year.

The procedure used in making the current estimate of family income is shown in Table 60 and in the explanation which follows:

Columns (1) and (2) contain income data for 1959 which were reported in the 1960 Census of Population. Volume I, Chapter C, General Social and Economic Characteristics.

Column (1) contains the income ranges and Column (2) contains the estimated number of urban area families with incomes in each range.

Column (3) contains a percentage distribution of the families within each income range computed from Column (2).

Column (4) contains the cumulative percentage distribution and is the summation of the percentages in Column (3) below each income range.

Columns (5) and (6) follow the instructions for Column (11).

Column (7) is a listing of deciles, which are used to divide the frequency distribution of the families in Column (2) in 10 equal parts. Deciles are another method for expressing percentiles. For example, the third decile would constitute the 21st to 30th percentile, with the 21st percentile constituting the bottom of the third decile and the 30th percentile being the top of the third decile. When reference is made to income levels by decile, it always means the value at the top of the decile.

Column (8) contains a breakdown of family incomes by decile. In Column (3) the number of families with reported incomes was distributed by percentages, and in Column (4) these percentages were presented in cumulative forms. The additional step in Column (8) simplifies the procedure for updating the 1959 incomes. The procedure for determining the family income by ranges is as follows:

TABLE 60

Procedure for Estimating Current Family Income
Gainesville Urban Area
1967

Income Intervals	Number	Percentage Distribution 1959 Income By Class	1959 Income Cumulative	Estimated 1967 Income By Class	1967 Income Cumulative	Decile	1959 Income By Deciles	Col. (8) x 1.05	Income Increase Adjustment	Estimates Current Income Col.(9) x (10)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Under $ 1,000	349	4.2	4.2			D-1	$ 1,630	$ 1,712	1.25	$ 2,140
$ 1,000 - $ 1,999	763	9.2	13.4	16.4	16.4	D-2	$ 2,653	$ 2,786	1.25	$ 3,483
$ 2,000 - $ 2,999	838	10.1	23.5			D-3	$ 3,551	$ 3,729	1.25	$ 4,661
$ 3,000 - $ 3,999	974	11.8	35.3	8.0	24.4	D-4	$ 4,392	$ 4,612	1.25	$ 5,765
$ 4,000 - $ 4,999	998	12.0	47.3	8.7	33.1	D-5	$ 5,300	$ 5,565	1.25	$ 6,956
$ 5,000 - $ 5,999	743	9.0	56.3	8.7	41.8	D-6	$ 6,389	$ 6,708	1.25	$ 8,385
$ 6,000 - $ 6,999	790	9.5	65.8	8.5	50.3	D-7	$ 7,553	$ 7,931	1.25	$ 9,914
$ 7,000 - $ 7,999	629	7.6	73.4	7.0	57.3	D-8	$ 8,000	$ 8,400	1.25	$10,500
$ 8,000 - $ 8,999	549	6.6	80.0	6.7	64.0	D-9	$12,450	$13,073	1.25	$16,341
$ 9,000 - $ 9,999	375	4.5	84.5	7.5	71.5	D-9.5	$14,690	$15,425	1.25	$19,281
$10,000 - $14,999	929	11.2	95.7	16.2	87.7					
$15,000 - $24,999	273	3.3	99.0	12.3	100.0					
$25,000 and over	83	1.0	100.0							

In order to determine the incomes which fall below each percent from 10 to 95 the incomes for the top of each decile must be computed. The top of limit of each decile is found in Column (4). For example, the top limit of the third decile falls within the income interval of $3,000 - $3,999 shown in Column (1). Similarly, the top limit of the 7th decile, or 70 percent, occurs within the income interval of $7,000 - $7,999.

The technique used for obtaining the decile breakdown in Column (8) is interpolation which utilizes the following equation:

Upper limit of 3rd decile (30%) = Bottom of the income range in which the decile occurs (from Column 1) + 30 % minus the cumulative percent of the preceding interval (from Column 4) / Proportion of families within the interval in which the decile occurs (from Column 3) × Size of Income Interval (from Column 1)

Substituting values, this would be :

$$\frac{30.0\%^{*} - 23.5\%}{11.8\%} \times \$1,000$$

3rd decile (30%) = $3,000 +

3rd decile (30%) = $3,000 + (55.1% x $1,000)

3rd decile (30%) = $3,000 + 551

3rd decile (30%) = $3,551

* This percent will always be the same as the one at the beginning of the equation.

Through this process of arithmetic interpolation it is calculated that the upper limit of the third decile occurs at $3,551. All of the figures provided in Column (8) were derived using the above equation.

Column (9) contains the adjusted incomes by deciles after a compensation has been made for under reporting of family incomes in 1959. Based upon experience over the years, the Census Bureau has discerned a tendency for families to underreport their incomes. Respondent families resort to memory in reporting their incomes and frequently they do not recall minor or irregular sources of income such as gifts and part-time earnings. The Census Bureau estimates in the 1960 Census that, in effect, only 95 percent of actual income received was reported to Census

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The technique used for obtaining the decile breakdown in Column (8) is interpolation which utilizes the following equation:

$$\text{Upper limit of 3rd decile (30\%)} = \text{Bottom of the income range in which the decile occurs (from Column 1)} + \frac{\text{30 \% minus the cumulative percent of the preceding interval (from Column 4)}}{\text{Proportion of families within the interval in which the decile occurs (from Column 3)}} \times \text{Size of Income Interval (from Column 1)}$$

Substituting values, this would be :

$$\frac{30.0\%^{*} - 23.5\%}{11.8\%} \times \$1,000$$

3rd decile (30%) = $3,000 +

3rd decile (30%) = $3,000 + (55.1% x $1,000)

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enumerators. Because of this, a factor of 1.05 is applied against the 1959 incomes in order to compensate for this underreporting.

Column (10) contains the factor which compensates for the percent increase in wages and salaries in the Gainesville Area since 1959. After contacting several Gainesville Area employers and examining the percent increase in wages and salaries for Alachua County in a 1966 Housing Market Analysis Report used by the Federal Housing Administration, it is estimated that the wages and salaries in the Gainesville Urban Area increased by 25 percent from 1959 to 1967. Therefore, each decile income figure in Column (8) was multiplied by an income adjustment increase of 1.25 and the adjusted decile incomes are contained in Column (11).

Column (6) contains the cumulative distribution of 1967 income which was derived using the interpolation technique again. This technique utilizes the same basic procedure used in connection with Column (8) data. To obtain the percentage of families with current incomes under each income range, the point within which the top of each income range falls is noted in the Column (11) decile figures and the percentage of families contained below each range is computed using the following equation:

For Example: To determine the percentage of families with current incomes under $7,999 it is necessary to look in Column (11) and determine where this $7,999 figure falls. In Column (11) the $7,999 income falls within the intervals of $6,956 and $8,385. Reading backwards along the same line it is found from the decile numbers in Column (7), that $6,956 represents the top of D-5 decile and $8,385 is the top of D-6 decile. Therefore, it is assumed that $7,999 falls at a point higher than the top of the fifth decile, or 50 percent, but below the top of the sixth decile, or 60 percent.

Arithmetically, the procedure is as follows:

$$\text{Percentage at which \$7,999 occurs} = \text{percentage value at top of decile occurring below \$7,999 : 50 \%} + \frac{\text{\$7,999 less top of fifth decile value: \$6,956}}{\text{\$8,385 (top of sixth decile value) less \$6,956 (top of fifth decile value)}}$$

$$\times \text{ percentage . size of interval.}$$

substituting values

$$= 50.0 \text{ percent} + \frac{1,043}{1,429} \times 10 \text{ percent}$$

$$= 50.0 \text{ percent} + 72.9 \text{ percent} \times 10 \text{ percent}$$

= 50.0 percent + 7.3 percent

$7,000 - $7,999 range = 57.3 percent.

The same procedure is applied to all other income intervals and the figures in Column (5) are then derived by subtraction of the cumulative figures in Column (6). In Table 60 for example, the percentage of families with 1967 estimated incomes of $5,000 - $5,999 is obtained by subtracting 33.1 percent from 41.8 percent.

APPENDIX F

PROCEDURE USED IN MAKING POPULATION PROJECTIONS

Four procedural steps were utilized in the preparation of population projections for the Gainesville Area. These steps are as follows:

1. Statistical analysis of past population growth in the area and relationship to growth of Alachua County, University of Florida, the economic region , State of Florida and United States.

2. Review of the principal factors and conditions that have induced population growth in the Gainesville Area.

3. Appraisal of the principal factors and conditions deemed likely to affect population growth in the area from 1967 to 1980.

4. Determination of the maximum, medium and minimum projections that can reasonably be expected in the area.

The types of analyses and calculations completed under each of these four steps are outlined below.

1. Statistical Analysis of Past Growth

This step consisted of a comprehensive statistical study of past population growth in the area since 1940, including an analysis of :

A. The magnitude and rates of population growth ; of natural increase, University of Florida enrollment, and of net migration into and out of the area by decades from 1940 to 1960 and yearly from 1961 to 1967.

B. The relative magnitudes and rates of population growth in the Gainesville Area and those in Alachua County, the University of Florida, State of Florida, the Southeast, and the United States by decades.

C. The racial and sex composition, age distribution by major age groups, and average household size of the population in the Gainesville Area, and the extent to which these characteristics differed from those for the County, State, Southeast, and the Nation in 1940, 1950 and 1960.

These analyses help show how the magnitudes, rates, and sources of population growth in the Gainesville Area have differed from those of the University of Florida, Alachua County, Florida, the Southeast, and the United States in recent decades, and how differences in the composition of these populations have affected their relative rates of growth.

2. Review of Factors and Conditions That Have Influenced Population Growth.

The principal factors and conditions which have influenced past population growth in the area were listed and reviewed. This review helped determine the factors that have caused:

A. Economic growth and development of the area in recent decades.

B. Net migration into the area to have been higher in certain decades than in others.

C. A fluctuation in birth and death rates.

D. Fluctuations in rate of population growth from decade to decade.

A review and analysis of the above factors are important in understanding why population growth has varied from decade to decade.

3. Appraisal of Factors Affecting Future Growth

This step consisted of a review of the principal factors and conditions that appear likely to affect population growth in the area during the projection periods. These factors and conditions include:

A. The factors and conditions that have induced economic expansion and net migration in the area in the past (as disclosed in step 2) under the following major groups.

1. Those deemed likely to have approximately the same relative affects on growth in the future as in the past.

2. Those judged to have somewhat relative effects on future growth.

3. Those judged to have somewhat lesser relative effects on future growth.

B. The factors or conditions, unforseeable or deemed likely to occur, that could conceivably affect the rate of economic expansion and net migration in the area, with some indication of the manner or extent to which these new conditions will likely influence population in growth.

C. Appraisal of the outlook for further expansion of each of the principal categories of economic activity and employment in the area.

4. Determination of Maximum, Medium, and Minimum Projections.

The information and analysis developed under steps 1, 2, and 3 made it possible to establish maximum, medium and minimum projections of population growth that can reasonably be expected in the area through 1980.

The medium projections assume:

A. The rate of increase in national production and employment for 1968-1980 will be similar to that experienced in the past decade.

B. Continued steady rates of economic development and employment opportunities anticipated in the Gainesville Area from 1968 - 1980.

C. The influence of other factors and conditions, such as birth and death rates, and the growth of the University of Florida will remain approximately the same in the next 12-15 years as in the past 5-8 years.

The maximum projections assume the highest rate of increase in national production and employment, local birth rates, and generally the most favorable conditions which can reasonably be expected between 1968 and 1980. The minimum projections assume the lowest economic conditions, birth rates, and generally unfavorable conditions which can reasonably be expected between 1960 and 1980.

Methods for Making Population Projections

Several general methods for making population projections were utilized in projecting the population in the Gainesville Area.

The first method is the Graphical or Mathematical Projection of the Curve of Past Population Growth. One graphic projection technique consisted of plotting the population of the City, Urban Area, and County on plain coordinate paper for 1940, 1950, and 1960. The initial and final points were connected with a

straight line and the lines were projected to 1970, 1975, and 1980. Another graphic projection was made using this same procedure based on estimates of population for 1966, 1967, and 1968, along with the 1940, 1950, and 1960 U.S. Census figures. Charts 15 and 16 illustrate these graphic projections.

Another method utilized the yearly enrollment at the University of Florida from 1959 to 1967 as a percent of the total urban area population. The total enrollments for each year were plotted on plain coordinate paper and a straight line projection was made by connecting the 1959 and 1967 enrollments and extending the line to 1970, 1975, and 1980. The University of Florida enrollment was then computed as a percent of the Urban Area population for 1940, 1950, 1960 and 1966-67. The average percent was then derived from these four points in time. The University of Florida enrollment comprised an average of 25 percent of the Urban Area population from 1940 to 1967. The previously projected University enrollments were multiplied by 4 and projected urban area population totals were derived for 1970, 1975, and 1980. Table 61 contains the past and projected enrollments and population.

TABLE 61

Projections of Urban Area Population Based on
Projections of University of Florida Enrollment

Year	Enrollment	Urban Area Population
Current		
1960	13,100	53,111
1966-67	18,039	72,000
1967-68	19,004	75,500
Projected		
1970	21,500	86,000
1975	25,400	101,600
1980	29,400	117,600

Source: Projection By Planning Division

CHART 15
GRAPHIC PROJECTION OF THE CITY OF GAINESVILLE,
URBAN AREA, AND ALACHUA COUNTY POPULATION
1940–1980

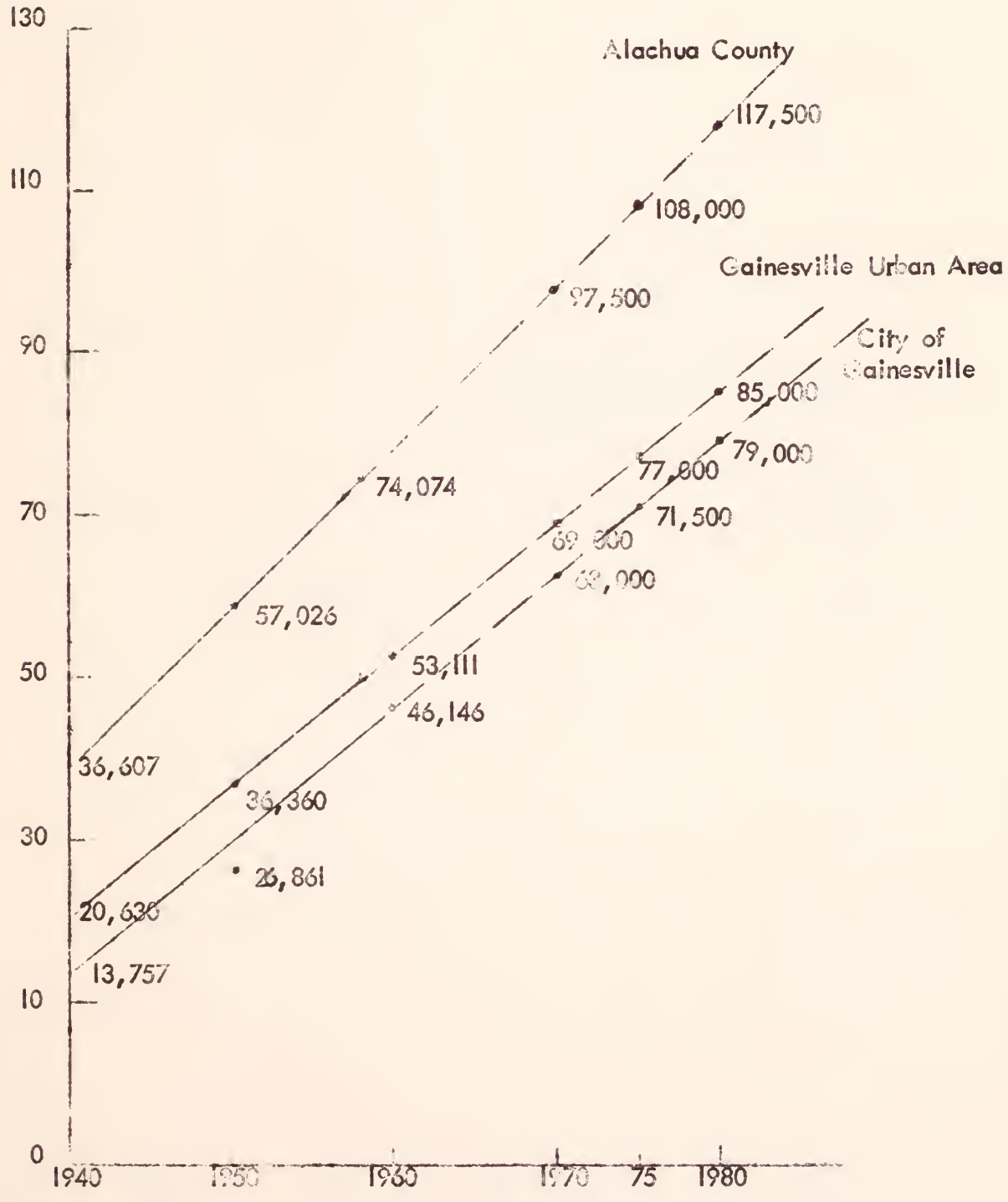


CHART 16
GRAPHIC PROJECTION OF THE CITY OF GAINESVILLE,
URBAN AREA, AND ALACHUA COUNTY POPULATION
1940–1980

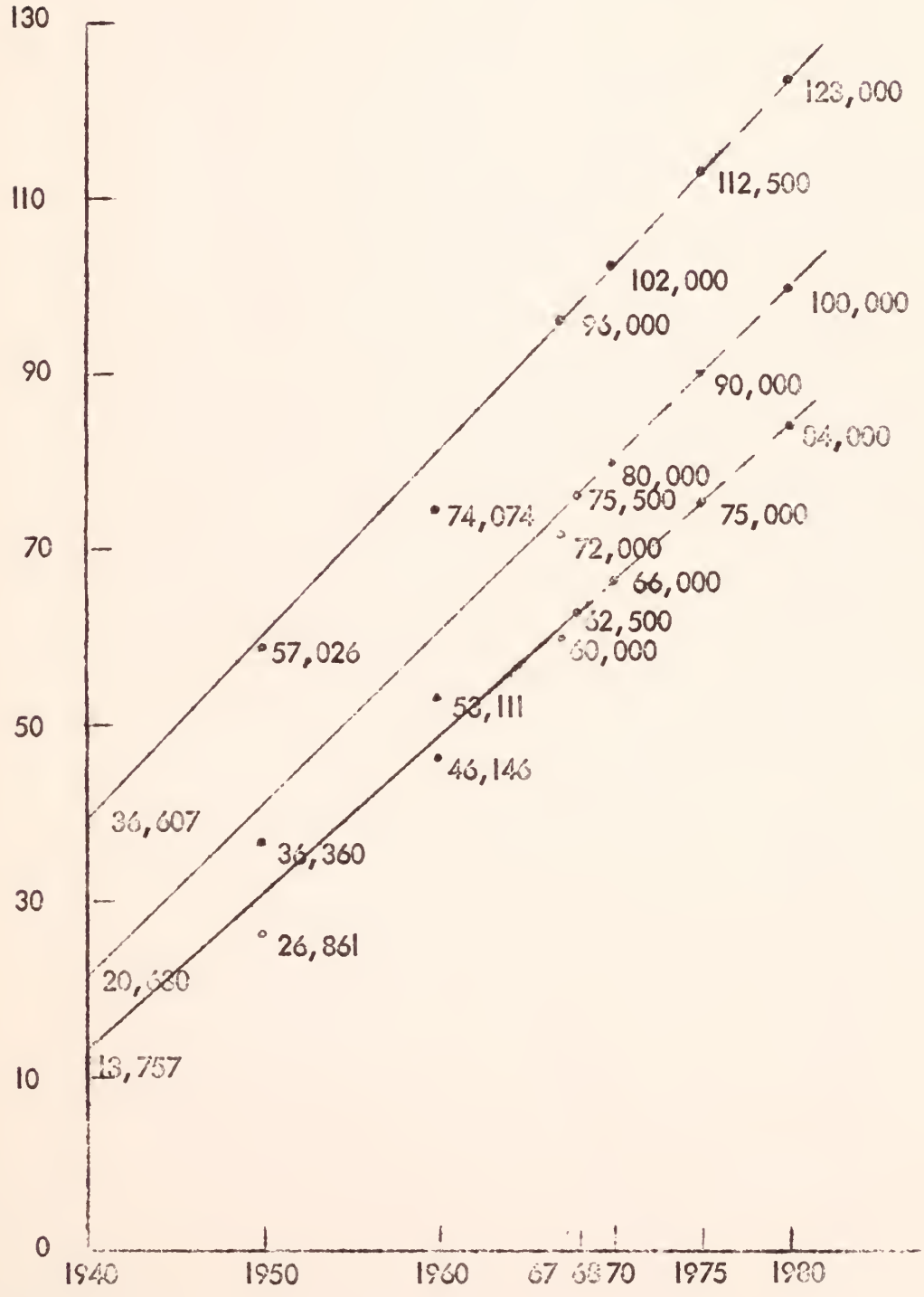
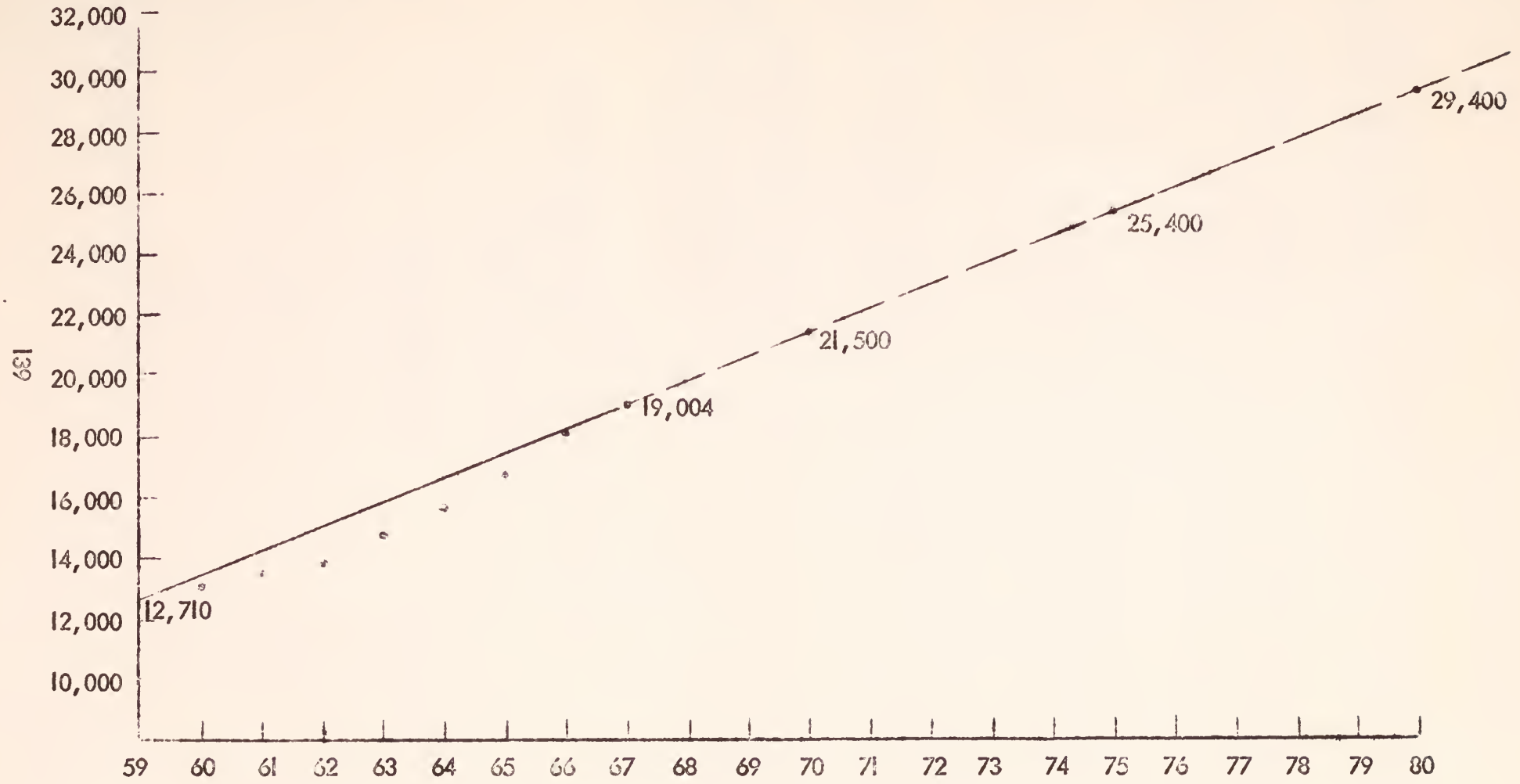


CHART 17
GRAPHIC PROJECTION OF THE UNIVERSITY OF FLORIDA ENROLLMENT
1959-1980



This method assumes a direct correlation between growth of the University and the Urban Area and that the enrollment will continue to comprise an average of 25 percent of the Urban Area population, through 1980.

The simplest mathematical procudure utilized consisted of a computation of the average numerical population change per decade from 1940 to 1960 and a projection of the numerical increase into the future. This method is called an " arithmetic projection " and produces approximately the same result as the previously mentioned straight-line graphic projections.

From 1940 to 1960 the population of the Urban Area increased 32,480 or an average of 16,240 per decade. Assuming the same numerical increase, the population of the Urban Area, which was 53,111 in 1960 will be 69,351 in 1970, 77,471 in 1975 and 85,591 in 1980 , approximately the same shown by the straight-line graphic projection in Chart 15.

Another projection method used for the Gainesville Area consisted of computing the average rate of population change per decade from 1940 to 1960 and the average rate, or percent change, was projected to 1970, 1975 and 1980. This method is a " geometric projection".

The average rate of increase per decade of the Gainesville Area population was approximately 61 percent. Projecting this average rate gives a population of 85,509 in 1970, 111,589 in 1975, and 137,669 in 1980. The following table provides a comparison of projected population for the Gainesville Area using average population increase per decade vs. average rate of increase.

TABLE 62
Population Projections Utilizing Average Population Increase per Past Decade and Average Rate of Increase
Gainesville Urban Area
1970, 1975, 1980

Year	Based on Average Numerical Increase	Based on Average Rate of Increase
1960	53,111	53,111
1970	69,351	85,509
1975	77,471	111,589
1980	85,591	137,669

Source: Projection by Planning Division

It should be noted that as the population of the Gainesville Area grows, the numerical gain per decade will tend to rise because the expanding population tends to produce a continually large absolute natural increase. Growth in employment opportunities will also tend to attract an increasing number of migrants from other areas.

At the same time, the rate of growth automatically declines unless the numerical gain increases at an accelerating rate through continually rising rates of natural increase or net migration. Therefore, ignoring all other considerations, the population of the Gainesville Area in 1980 could be expected to exceed 85,591 shown in the arithimetic projection, but to be below the 137,669 indicated by the geometric projection.

Another projection method, and the one selected as the most ideally suited for projecting the Gainesville Area population for this report, is known as the " method of least squares " . This method has been selected because of its comparative advantages over other methods. The method of least squares is a refined procedure, yet it is fairly easy to use, and utilizes data which is considered reliable enough to serve the purposes of this study.

After a great deal of analysis was completed for all of the factors of population growth for the Gainesville Area, it was determined that the total population at various points in time since 1940 were directly related to the enrollment at the University of Florida. This relationship stands out as the most dominant when compared to other growth components for the area. Therefore, a correlation analysis has been completed between the University of Florida enrollment and the Gainesville Urban Area population. The method of least squares was utilized in this analysis and demonstrates the very close dependence of past, present, and future population growth trends of the Gainesville Urban Area on past and anticipated growth of the University of Florida.

The method of least squares demonstrates the degree of correlation between two variables : (1) an independent variable, and (2) a dependent variable. In this case the independent variable is the past, present, and projected enrollment of the University of Florida. The dependent variable is the past, present, and projected population totals of the Gainesville Urban Area.

The ratio of past enrollment totals for the University and population totals for the Urban Area were plotted on a scale and the line formed by these plotted points represents a linear trend in the rate of Urban Area growth relative to University of Florida growth. The three alternative projected growth trends of the University of Florida are modifications of those contained in the Planning Division report entitled: Enrollments and Employment, University of Florida, December 1967. The modified enrollment projections were used to compute the projected minimum, medium, and maximum population for the Gainesville Urban Area for 1970, 1975 and 1980.

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